Total Area: 47.3 m² ... 509 ft²

All measurements are approximate and for display purposes only

Reception Room
13'9" x 11'7"

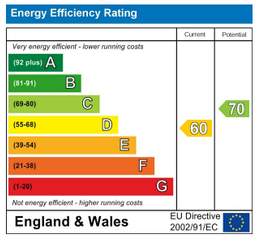
Bedroom
11'0" x 9'10"

Kitchen
12'3" x 10'0"

Bedroom/Study
6'10" x 4'5"

Shower Room
6'10" x 5'4"

Garden
22'11"



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VICTORIA ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Share of Freehold

1 Bed Apartment - Conversion

Features:

- One Bedroom Ground Floor Apartment
- Victorian Conversion
- Study Room
- Private Garden
- Beautifully Presented
- Refurbished by the Current Owner
- Share Of Freehold
- No Service Charge
- Close To Wood Street
- Chapel End Location

A beautifully presented ground floor apartment, set within a characterful Victorian conversion on Victoria Road in the heart of Chapel End. Recently refurbished, the home offers well balanced living space and a thoughtful layout, all just a short walk from the independent shops, cafés and Overground connections at Wood Street.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and you're welcomed by a bright and comfortable reception room to the front of the home. A bay window draws in plenty of natural light, while the generous proportions allow ample room for both relaxing and entertaining.

Moving through the apartment, the main bedroom sits just behind the reception room, offering a calm and well sized retreat. Beyond this, the kitchen sits to the rear of the property and provides plenty of space for cooking and dining, making it a practical and sociable part of the home.

Further back you'll find the shower room and a separate study room. This additional space offers flexibility for working from home, creative pursuits or occasional guests. From the rear of the property you can step out to the sole use garden, providing outdoor space to enjoy during the warmer months.

WHAT ELSE?

Wood Street station is within easy walking distance, with Overground services reaching Liverpool Street in around twenty minutes.

The Wood Street neighbourhood offers an excellent mix of independent cafés, bakeries and shops, as well as the popular indoor vintage market.

The nearby Ravenswood Industrial Estate is home to local favourites including God's Own Junkyard, Wild Card Brewery and a growing collection of creative studios and eateries.

A WORD FROM THE OWNER...

"We have loved living here for the past eight years and truly made it our home. During that time we added a study, which has been invaluable for working from home. It also provides flexible space that works perfectly as an occasional guest room or could easily be used as a nursery.
The private garden is a real highlight, a peaceful spot to relax on warm summer days or to host friends for BBQs. Having sole access to a garden in London is a rare and special luxury.
Over the years we've enjoyed seeing the area grow into a vibrant and welcoming neighbourhood. We've built wonderful friendships with our neighbours, and the recently opened Ruttle & Rowe coffee shop just moments away has quickly become a favourite weekend treat.
We are within walking distance of Walthamstow Village, known for its fantastic range of independent pubs, restaurants and cafes. Nearby you'll also find the breweries and creative spaces of the Ravenswood Estate, as well as Lloyd Park, home to the popular Saturday market, perfect for relaxed weekends exploring great food and drink.
For nature lovers, the edge of Epping Forest is just a short walk away, offering a peaceful escape into beautiful green space.
Wood Street station is around a 14-minute walk away, providing a convenient commute of approximately 20 minutes into central London."

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