



Reception
14'11" x 14'1"

Bedroom
9'1" x 11'3"

Bathroom
7'1" x 5'8"

Kitchen
9'4" x 6'2"

Bedroom
9'4" x 9'0"

Ensuite
9'6" x 3'3"

Studio
9'6" x 5'10"

Total Area: 70.9 m² ... 763 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



CLARENDON ROAD, WALTHAMSTOW

Offers In Excess Of £585,000 Leasehold 2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Beautifully Presented
- Walthamstow Village Location
- Studio Room
- Private Rear Garden

This bright and spacious two-bedroom home is arranged across the ground floor of a charming period conversion, quietly positioned within the highly sought-after Walthamstow Village. Inside, you'll find two bathrooms, a separate kitchen and reception room and immaculate décor, while outside there's a secluded south-east-facing garden with a fully connected studio room.

Despite the peaceful setting, you're just moments from one of the most vibrant parts of E17, home to a fantastic selection of independent restaurants, bars and gastropubs. Walthamstow Central station is a short walk away, offering fast connections to the City and West End via the Victoria line and Overground.

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IF YOU LIVED HERE...

Striking a perfect balance between period charm and contemporary convenience, this ground floor maisonette has been thoughtfully updated to offer flexible and comfortable living. Spanning 763 square feet, there's ample room to spread out, with a sophisticated layout that creates distinct areas to suit everyday life. A considered colour palette and contemporary finishes sit effortlessly alongside original details such as the feature fireplace and ornate beading in the generous reception room. Large windows fitted with shutters flood the space with natural light.

The bedrooms are equally special, finished with engineered wood flooring and pristine decor. One bedroom benefits from an ensuite shower room with striking herringbone tiling, while the main bathroom features a characterful clawfoot tub, offering flexibility for busy mornings or relaxed evenings. The well-appointed kitchen includes granite worktops, integrated appliances, brass fittings and stylish units, with a new gas boiler fitted in 2023. To the rear, the south-east-facing garden is wonderfully secluded and comes to life in the spring and summer. You'll also find a studio space here, connected to the main electrics and with insulated fitted blinds, which is ideal for use as a home office.

Beyond your front door, there's plenty to explore in every direction. You're just a few minutes on foot from Hucks, praised by the Evening Standard for its "tastiest coffee,

pastries and sourdough." Nearby favourites also include authentic sushi takeaway Ohba Leaf Kitchen and the cosy Castle gastropub. A little further on, Orford Road forms the heart of Walthamstow Village, with popular pubs such as The Queen's Arms and The Nag's Head, alongside the award-winning Eat 17 grocery store and brilliant newer addition Bora & Son.

You're also close to the unique Ravenswood Industrial Estate, home to the ever-popular God's Own Junkyard, as well as Pillars Brewery and Mother's Ruin. Despite being at the centre of such a cosmopolitan neighbourhood, you're surrounded by excellent green spaces, including Lloyd Park, Fellowship Square and Hollow Ponds, on the edge of Epping Forest. Younger residents will be happy to find Wingfield Park closer to home.

WHAT ELSE?

- Parents will be pleased to know there's an abundance of well-regarded schools nearby, one of the many reasons the area continues to grow in popularity.
- Walthamstow Central is home to Europe's longest street market along Walthamstow High Street, as well as the 17&Central shopping centre and Forest Cinema. Nearby Hoe Street also boasts fantastic amenities, including the newly opened Soho Theatre Walthamstow.
- While Walthamstow Central is your nearest station, the area is also well served by excellent bus routes. Hoe Street and Lea Bridge Road are both just a short walk away, providing easy access to Leyton, Leytonstone, Clapton, Hackney and Stratford.



A WORD FROM THE OWNER...

"We've loved our time here at Clarendon Road. With our quick commutes into central London, the location has provided the perfect balance between managing busy working lives, with relaxing and socialising in Walthamstow. With such a big and secluded garden, it sometimes feels like we're not even in London! The garden studio is superb for home working and provides the space for us to fully separate our work from home life and having two bathrooms makes a big difference when we have guests staying in the spare room. We'll miss pottering around the Village, hosting our friends for BBQs and autumn walks in nearby Epping Forest."

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