

Reception Room  
14'3" x 12'0"

Bedroom  
10'2" x 8'11"

Kitchen / Diner  
11'5" x 10'2"

Shower Room  
7'1" x 5'8"

Garden  
19'8"



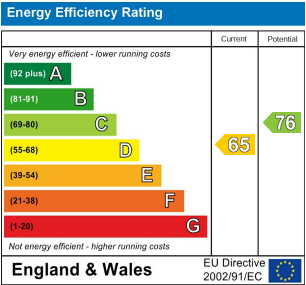
RAVENSWOOD ROAD, WALTHAMSTOW  
Offers In Excess Of £475,000 Leasehold  
1 Bed Apartment - Conversion



Features:

- One Bedroom
- Ground Floor Flat
- Victorian Conversion
- Beautifully Presented
- Private Garden
- End of Terrace
- Village Location

Set within an elegant Victorian conversion, this beautifully presented ground floor flat offers a considered blend of period charm and modern comfort. The one-bedroom layout is thoughtfully arranged, with a welcoming feel that extends through to a private garden for effortless outdoor living. Positioned at the end of a terrace, the home enjoys an added sense of privacy, all within the heart of the Village. Independent shops, cafés and long-established pubs line the surrounding streets, making everyday life wonderfully convenient and full of appeal.



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#### IF YOU LIVED HERE...

The exterior sets a harmonious tone with its classic period façade, warm brickwork and graceful detailing. A white-framed porch creates a refined first impression, complemented by the bay window that adds character and balance to the frontage. Inside, the reception room feels inviting and well finished, centred around a painted chimney breast with a traditional fireplace. The generous bay window with shutters draws in gentle natural light, lifting the warm tones of the décor. Detailed cornicing, a decorative ceiling rose and high ceilings bring a graceful sense of height, while the proportions lend themselves to both quiet evenings and easy entertaining. Moving through the hallway, the bedroom continues the home's thoughtfully curated feel. Rich green walls create a soothing backdrop, with French doors offering a soft transition to the outdoors. An original fireplace adds charm, paired with built-in wardrobes for effortless storage. Timber flooring and coherent finishes give the room a composed and restful quality. The kitchen/diner combines personality with practicality, blending mustard walls and green cabinetry for an uplifting atmosphere. Natural light filters in through shuttered windows, and the exposed brick feature above the hob adds rustic texture. There is ample room for cooking and dining, with a layout that encourages everyday ease. Beyond this, a rear hallway with built-in storage leads to the shower room and garden. Finished in neutral tiling, the shower room feels cohesive and streamlined, with a walk-in enclosure and a timber-fronted vanity bringing warmth to the scheme.

At the rear, the south-facing garden provides a neatly contained retreat. Brick paving adds warmth and character, creating an appealing setting for unwinding or enjoying time outdoors. Surrounded by some of Walthamstow's most-loved pockets, the setting offers a wonderful blend of character, culture and green escapes. Walthamstow Village is on the doorstep, with its cobbled lanes, independent boutiques and welcoming pubs such as The Nags Head, along with relaxed coffee spots like The Berns and the Beans. A little further on is Gods Own Junkyard, where neon art, craft beers and an ever-changing mix of food trucks create a lively, creative hub. Wood Street Indoor Market adds another layer of interest with its vintage finds and artisan traders, while the wide-open expanses of Leyton Flats and Epping Forest provide peaceful woodland walks close by.

#### WHAT ELSE?

Walthamstow Central Station is around fifteen minutes away, offering fast connections across London via the Victoria line and Overground services. Wood Street Station sits even closer at roughly ten minutes, providing a convenient route into Liverpool Street. Together, they make commuting and exploring the city straightforward, with frequent services and excellent onward links.



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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