

Reception Room
15'6" x 10'8"

Bedroom
11'1" x 9'10"

Kitchen
8'4" x 6'3"

Bathroom

Bedroom
9'1" x 6'2"

Mezzanine
15'7" x 10'4"

Garden
15'1" x 29'10"



CALLIS ROAD, WALTHAMSTOW

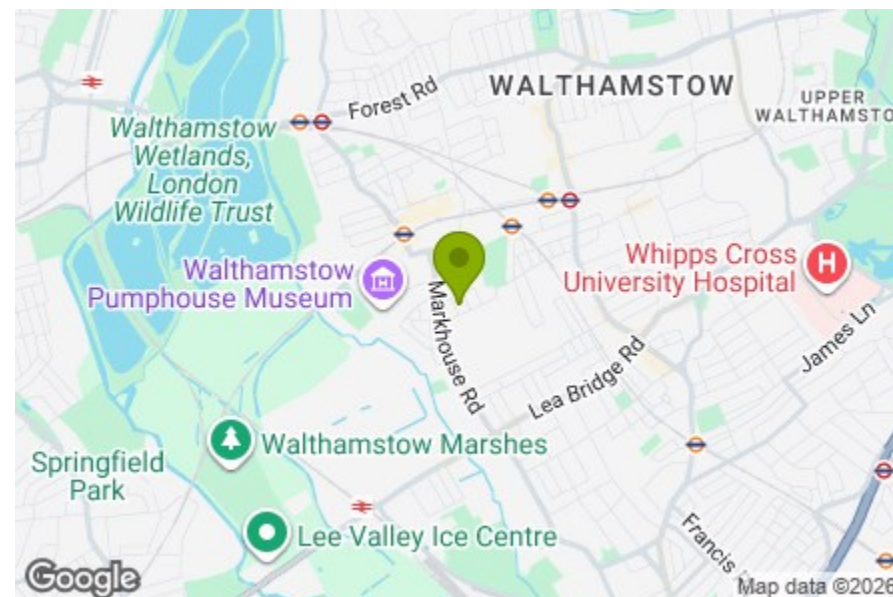
Offers In Excess Of £500,000 Share of Freehold 2 Bed Flat



Features:

- Two Bedrooms
- First Floor Victorian Flat
- Well Presented
- Mezzanine
- Private Rear Garden
- Share of Freehold
- Close to Walthamstow Central Station
- Quiet Residential Street

Set along a quiet residential street, this well-presented first-floor Victorian home offers a thoughtful and versatile layout. The space includes two bedrooms, complemented by a mezzanine level that adds an extra layer of flexibility. To the rear, a private garden extends the living experience outdoors, creating a welcome place to unwind or entertain. The property is offered with a share of freehold, adding to its long-term appeal. With Walthamstow Central station close by, the location combines a peaceful setting with easy access to wider London connections.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IF YOU LIVED HERE...

The exterior makes an immediate impression, with a brick façade framed by dark detailing that gives the house a confident, characterful presence. An arched brick entrance creates a strong sense of arrival, while the bold front door adds striking contrast against the brickwork. Traditional proportions and period details combine to give the property a distinctive and welcoming appearance.

Making your way upstairs, the reception room comes into view, defined by exposed brickwork and generous proportions, creating an engaging backdrop for both everyday living and entertaining. Tall windows bring in generous natural light and help shape defined areas for dining and relaxing, while built-in storage beneath the staircase keeps everything neatly tucked away. Above, a mezzanine level adds architectural interest and versatility, with a skylight overhead making it an ideal spot for working, reading or unwinding.

Two bedrooms each offer flexibility to suit changing needs. One benefits from built-in wardrobes, providing a streamlined look and excellent storage, while the second is positioned to the rear, overlooking the garden. Between them, the bathroom is thoughtfully finished, with smooth, light-toned surfaces balanced by darker accents to create a polished, contemporary feel, enhanced by natural daylight.

Completing the floor, the kitchen feels considered and inviting, combining dark cabinetry with lighter surfaces and a patterned floor that adds character and warmth. A glazed door leads out to external stairs, naturally drawing you through to the

garden. Here, a generous lawn framed by raised borders creates a private outdoor setting, well suited to both quiet afternoons and social gatherings throughout the year.

Just beyond the front door, a lively mix of independent favourites and open green spaces awaits. Nearby, Weir dough Bakery is well known for its pastries, breads and sweet treats, while the creative hub of CRATE St James Street is also within easy reach, home to a mix of food spots, studios and independent retailers with a relaxed social atmosphere. A little further on, Walthamstow Village brings a charming contrast, with cobbled streets, well-loved spots such as Berns & the Beans and The Nag's Head, alongside a mix of independent boutiques. For outdoor time, St James Park provides a welcome stretch of greenery close by, while Leyton Jubilee Park offers broader recreational space a little further afield, creating an area that balances local character with everyday ease.

WHAT ELSE?
Well placed for getting around, Walthamstow Central sits approximately a 15-minute walk away, providing access to the Victoria line alongside further Overground services. Closer to home, Walthamstow Queens Road and St James Street stations are both around a 10-minute stroll, offering easy Overground connections and making travel across London straightforward.



A WORD FROM THE OWNER...

"We have loved being in this neighbourhood, very quiet and peaceful with access to great schools. The location is great for local trains, tubes and shopping centres. This area is clearly on the rise and trending, we've noticed an increasingly younger demographic the last few years, with more amenities suited to this livelier audience. However here it still feels calm and relaxed, with everything you need on your doorstep."

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