

CARR ROAD, WALTHAMSTOW Offers In Excess Of £575,000 Leasehold 2 Bed Flat



Features:

- Two Bedrooms
- First Floor Flat
- Ex Warner
- Beautifully Presented
- Private Rear Garden
- Kitchen Diner
- Loft Converted
- Quiet Residential Street
- Next to Lloyd Park
- Long Lease

Set along a quiet residential street beside Lloyd Park, this two-bedroom ex Warner first-floor flat is presented to a high standard and arranged across two thoughtfully planned levels. A sociable kitchen diner and a carefully designed loft conversion give the layout a natural sense of balance, while the private rear garden adds a welcome outdoor element. The home combines the appeal of its period origins with a finish that feels considered and refined throughout. Positioned in a sought-after pocket of the area, it offers an inviting blend of character, comfort and a setting that continues to draw strong demand.

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IF YOU LIVED HERE...

On the first floor, the home unfolds with a natural sense of ease from the moment you arrive. Carefully chosen tones and thoughtful detailing run throughout, creating a soothing thread that links each room. The reception room is beautifully balanced, centred around a graceful bay window with an additional side window that enhances the feeling of openness. A striking fireplace anchors the room, adding depth and character, while the panelled feature wall introduces texture and a quietly confident finish. The room flows effortlessly between seating and dining, making it equally suited to everyday living and relaxed entertaining.

The bedroom is finished in a gentle palette that feels restful and composed, with proportions that allow for a versatile arrangement and a mood that ties neatly into the rest of the home. Beyond, the kitchen continues the sense of refinement, brought together by rich cabinetry tones and marble-inspired surfaces that lend a subtle sense of luxury. Herringbone flooring adds warmth and character underfoot, while the layout feels balanced and easy to move through, connecting naturally with the surrounding rooms.

The bathroom is confidently styled, pairing deep-toned walls with classic tiling for a timeless look. A bath with a rain shower adds an indulgent touch, complemented by patterned flooring that brings visual interest and personality. Upstairs, the loft bedroom offers a peaceful retreat, with skylights drawing in

soft daylight and eaves storage thoughtfully integrated. A discreet WC adds everyday convenience, completing the room with ease. Outside, the garden provides a lovely sense of escape. A long sweep of lawn draws the eye towards a raised decked area at the far end, creating an inviting setting for slow mornings, evening drinks or unhurried weekends outdoors. With Lloyd Park on your doorstep, daily life is shaped by open green surroundings alongside the William Morris Gallery, café spots and a popular weekend market that brings a lively rhythm to the area. The surrounding streets offer an ever-growing mix of places to eat, drink and spend time, giving the neighbourhood a sociable, well-established feel. Close by, independent favourites include Buhler and Co for coffee and relaxed brunches, while The Bell provides a welcoming setting for casual drinks or evenings out. Leisure facilities sit nearby at the Waltham Forest Feel Good Centre, with a swimming pool and fitness spaces, and the Soho Theatre offers a varied programme of performances and events.

WHAT ELSE?

Walthamstow Central Station is just over a 15-minute walk away, providing fast connections across London via the Victoria line alongside London Overground services. It makes commuting straightforward while keeping the neighbourhood's energy and character firmly on your doorstep.



A WORD FROM THE OWNER...

"We absolutely love living on Carr Road, Lloyd park being right round the corner is amazing. We love walking the dog there, taking our son to the park and going to the market on a Saturday. The overground and underground stations are only 15/20 min walk away, which makes getting into central London for work really easy. We love going to Walthamstow Village for the amazing restaurants and pubs the Walthamstow marshes are also only a short drive away where we also like to go for walks. There is always so much going on in Walthamstow! All of our neighbours are so friendly too, we feel very lucky to have lived here."

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**Reception Room**

15'1" x 13'5"

Bedroom

9'3" x 10'3"

Kitchen

9'8" x 10'6"

Bathroom

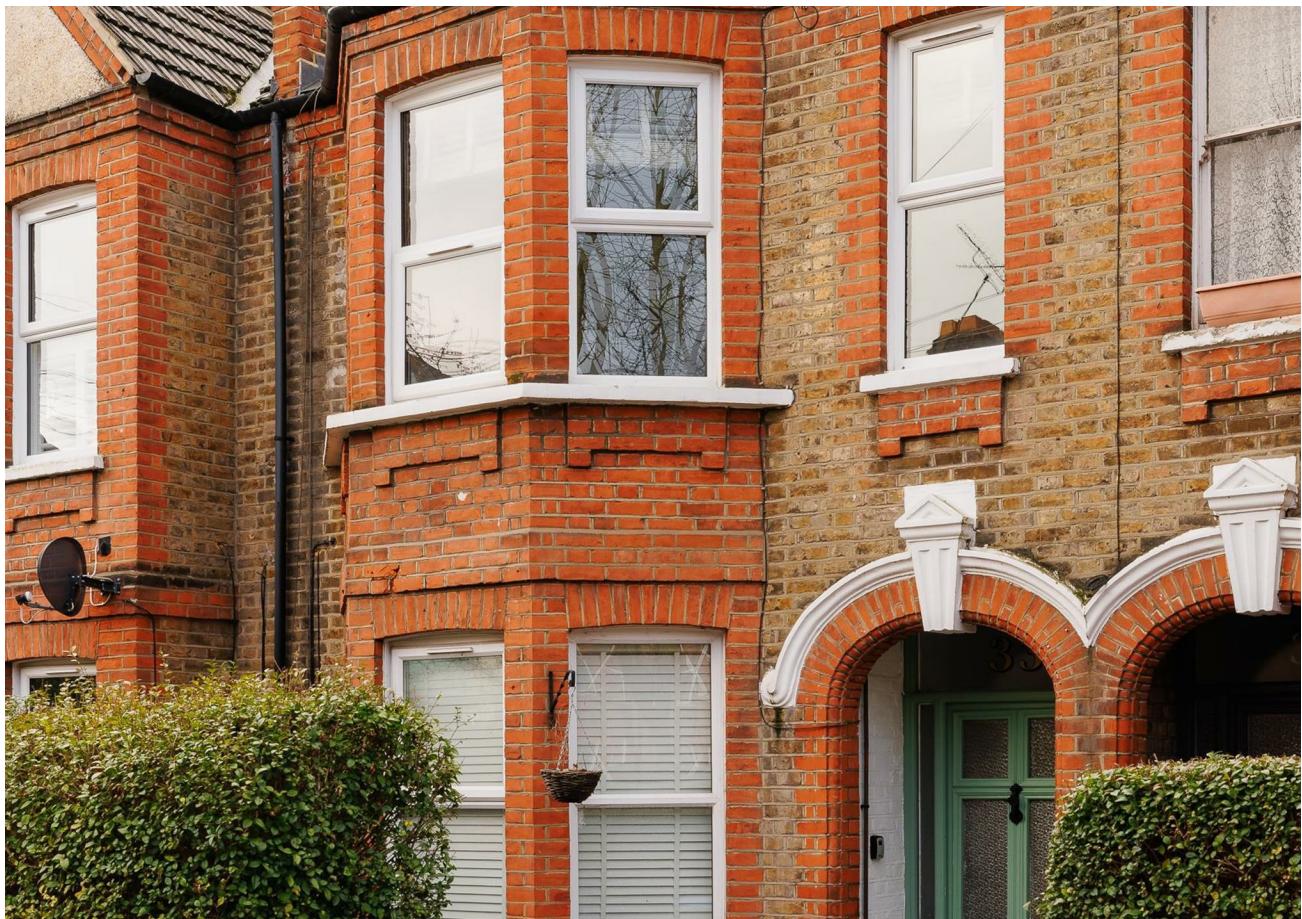
6'11" x 6'11"

**Bedroom**

9'7" x 14'9"

Eaves Storage**WC****Garden**

8'10" x 46'7"



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