

Reception Room  
9'11" x 14'1"

Kitchen  
5'3" x 8'3"

Bedroom  
9'11" x 11'8"

Bedroom  
8'9" x 11'11"

Bathroom  
6'2" x 6'3"

Garden  
22'11" x 29'6"



## TUDOR COURT, WALTHAMSTOW

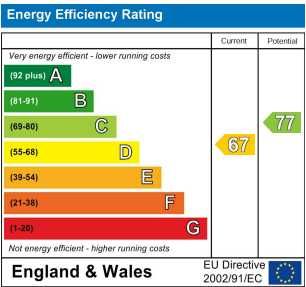
Offers In Excess Of £390,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Ground Floor Apartment
- Private Garden
- Well Presented
- Short walk to St James Street Station
- Close Proximity to Walthamstow Marshes

Set within a neatly kept development, this ground floor apartment offers two generous bedrooms and a private garden, creating a valuable connection to outdoor living. The property is presented in a fresh, cohesive way, bringing an immediate sense of comfort and ease. Its ground floor position adds everyday convenience, while outdoor space enhances the overall layout. St James Street Station is a short walk away, making travel into the city straightforward, with the wide, open landscapes of Walthamstow Marshes close by, offering a balance between neighbourhood life and expansive green surroundings.



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#### IF YOU LIVED HERE...

Forming part of an attractive period building, the exterior immediately stands out with its distinctive half-timbered detailing and a neatly maintained communal approach that sets a reassuring first impression. Stepping inside, a central hallway provides a clear and practical introduction, with wood flooring running through and an easy sense of connection between the rooms, allowing the layout to flow naturally from one space to the next.

The reception room is generously proportioned and centred around a wide window that draws in natural daylight and looks out over established greenery. There's ample room here for both seating and dining arrangements, while the neutral backdrop creates a warm, inviting atmosphere that suits a range of interior styles. Wood flooring adds character underfoot, and the room has a comfortable, considered quality, making it a lovely place to unwind or host friends.

The kitchen is arranged in a straightforward, functional way, with a glazed door and window bringing in plenty of daylight and providing direct access to the garden. Light finishes keep the room looking fresh, offering a solid base with scope to introduce your own touches over time.

Both bedrooms are well sized and finished in soft, neutral tones. The main bedroom enjoys a pleasant green outlook, creating a restful setting, while the second bedroom mirrors the same clean, adaptable feel with wood flooring continuing through. The bathroom is neatly presented with neutral tiling, a bath with an overhead shower, and

a window that helps maintain an airy atmosphere.

Outside, the garden is arranged over two levels, beginning with a raised decking area that works well for seating, before stepping down to a generous lawn bordered by established planting.

The surrounding neighbourhood has a friendly, well-established feel, with a good balance of everyday convenience and local character. Nearby St James Street has become a lively hub, home to CRATE St James Street with its mix of independent makers, places to eat and creative studios, while Weir dough Bakery is a popular spot for excellent bread and pastries. For something more traditional, The Hare & Hounds offers a welcoming pub atmosphere not far away. Green space is close at hand too, with both St James Park and the open stretches of Walthamstow Marshes providing easy access to walks, wider landscapes and outdoor downtime. Altogether, the area feels settled yet quietly evolving, with plenty to enjoy on the doorstep.

#### WHAT ELSE?

St James Street and Walthamstow Queens Road stations are both around a 15-minute walk away, offering straightforward connections into central London and across the city. Together they provide a mix of Overground and rail services, making commuting and getting around read as straightforward and well connected.



#### A WORD FROM THE OWNER....

"We love the friendly community in Tudor Court. The garden and decking get lots of sunlight and are perfect for summer bbqs and eating dinner outside in the summer. It's just a short walk away from St James Street station and the high street where there's an abundance of amenities on the doorstep. "

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