



Ground Floor

Total Area: 60.7 m² ... 653 ft²

All measurements are approximate and for display purposes only

- Bedroom
19'5" x 12'9"
- Reception Room
12'2" x 10'8"
- Bedroom
12'2" x 7'10"
- Dining Room
11'1" x 9'1"
- Kitchen
7'1" x 6'10"
- Bathroom
7'0" x 4'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HOVE AVENUE, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Ground Floor Victorian Flat
- Immaculately Presented
- Private Rear Garden
- Quiet Residential Street
- Close to Walthamstow Central Station

A thoughtfully arranged two-bedroom Victorian ground floor flat, set on a quiet residential street in a well-connected pocket of Walthamstow. From here, you're nicely placed for Walthamstow Central, the High Street and the local favourites around St James Street, with the calm of home waiting just a short walk away.

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IF YOU LIVED HERE...

Step inside and the home opens with a warm, considered feel. The front bedroom is a generous room with a bay window, wooden floorboards and calm, pared-back styling, while the second bedroom sits just behind, offering a useful additional sleeping space, study or nursery, depending on what life asks of it.

The reception room sits at the centre of the layout, with the same natural floorboards continuing through and a simple, unfussy finish that lets the period proportions do the talking. To the rear, the dining room brings something especially lovely to the home, with a bright extended space that feels made for slow breakfasts, and easy evenings with friends.

The kitchen sits just off the reception room, with the bathroom arranged beyond it. From the dining room, doors lead out to the private rear garden, a real sun trap, with a sycamore tree adding privacy and bringing plenty of birdlife to the space.

WHAT ELSE?

Walthamstow Central is close by, giving you access to the Victoria line and Overground, making journeys across London straightforward.

St James Street has plenty close by for weekend coffee and easy evenings out, including CRATE St James Street, home to independent food, drink and creative businesses, and Long & Short Coffee, whose coffee lab is a local favourite for carefully made coffee.

For green space, Walthamstow Wetlands, Lloyd Park and Walthamstow Marshes are all within easy reach, offering plenty of room for weekend walks, fresh air and slower moments outdoors.



A WORD FROM THE OWNER...

"We have absolutely loved living here. It is such a brilliant neighbourhood, with the tube, Walthamstow High Street and all the great spots around St James's St just a short walk away. The primary school is fantastic and the neighbours are genuinely wonderful, with a real sense of community spirit. One of the things that makes our home really special is the rear extension, which is quite rare for this part of Walthamstow. It has given us a bright, spacious dining room and the perfect place to grow a whole variety of plants. The private garden is a real sun trap too, and the beautiful sycamore tree gives great privacy and attracts so many birds."

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