



Total Area: 86.5 m² ... 931 ft²
 All measurements are approximate and for display purposes only.

- Reception Room
17'1" x 10'5"
- Kitchen
9'9" x 7'9"
- Bedroom
10'10" x 10'7"
- Bedroom
11'2" x 6'9"
- Bathroom
7'2" x 4'6"
- Loft Room
12'7" x 9'10"
- Eaves Storage
- Garden



HITCHAM ROAD, WALTHAMSTOW

£2,500 Per Calendar Month
 3 Bed Apartment - Purpose Built



Features:

- Three Bedrooms
- Ex Warner Maisonette
- Short walking distance to Walthamstow/Hackney Marshes
- Easy Access to St James Street Station
- Available April
- Well Presented
- Private Share of Garden

A beautifully bright and charming warmer maisonette, elegantly spread over two expansive floors of cosy living space. Perfectly positioned with the tranquillity of Hackney Marshes and Walthamstow Wetlands close at hand yet the urban convenience of Lea Bridge Road on your doorstep.

Ideal for commuters, this home is within easy reach of Lea Bridge Road Station with its convenient transport links, just one stop from Stratford, offering connections to the Central, Elizabeth, Jubilee lines, and multiple rail services, making commuting effortless.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	79
EU Directive 2002/91/EC			

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If you lived here...

Set within the charm and character of an Ex-Warner maisonette, this immaculately presented two-bedroom first-floor property offers the perfect combination of classic period features and modern living. Beyond its traditional frontage, the home boasts a bright and airy reception room, thoughtfully finished with natural wood flooring and large windows that bathe the space in natural light. A stylish green kitchen complements the interior, while the private garden provides a tranquil outdoor retreat, ideal for entertaining or unwinding in the fresh air.

Tasteful design features have been implemented throughout, two bright bedrooms are complimented by a third on the upper level, the expansive loft room serves as a perfect master or guest suite with its airy skylight and convenient storage solutions. Ideally situated, the property is just a short stroll from the sprawling

green spaces of Walthamstow and Hackney Marshes, perfect for nature lovers and outdoor enthusiasts. Nearby, St James Street Station ensures excellent connectivity to Central London, making this an ideal choice for commuters. The surrounding area is alive with independent cafés, local eateries, and vibrant community hubs, providing a wonderful balance of urban convenience and suburban serenity.

This well-maintained maisonette promises a lifestyle of comfort and convenience, with its thoughtful design and prime location. Perfectly suited for professionals, couples, or small families, this property is a unique opportunity to enjoy a sought-after neighbourhood with the added benefit of a verdant garden space, a true rarity in East London.



What else?

Looking for a weekend activity? The renowned Lee Valley Ice Centre which received a £30m revamp in 2023 offers a range of skating sessions and lessons for all abilities or for those wanting to watch on the sidelines, the centre boasts its own café, as well as a health and fitness centre.

A growing network of bike paths in the area provides cyclists with leafy, scenic routes for their daily commute. A twenty-minute stroll or five-minute cycle will take you to St James Street and its many amenities, an overground station whisking you to Liverpool Street in under twenty, as well as the many locals, creatives, retailers and food outlets. Crate St James hosts.

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