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Waverley Road
Walthamstow E17 3LQ

First Floor Leasehold Flat

OIEO £475,000









Newly refurbished throughout and offered with no onward chain, this inviting two double bedroom flat combines period charm with a fresh, contemporary finish. Arranged across the first and second floors, it offers approximately 745 sq. ft. of thoughtfully laid-out accommodation, including a generous top floor master with en-suite. With the Tube close by, it's a lovely choice for buyers looking for a home they can settle straight into. Set behind an attractive brick façade, the flat opens into a welcoming hallway leading to the first floor accommodation. The reception room stretches across the front of the property, where a broad bay window and an additional tall window fill the space with natural light. High ceilings, decorative coving and herringbone flooring lend warmth and character, while bespoke alcove shelving and cabinetry provide a beautifully finished focal point alongside useful storage. There's space for both a comfortable seating area and a dining table, equally suited to relaxed evenings and having friends over. The separate kitchen sits at the rear, fitted with contemporary cabinetry, generous cupboard space and sleek worktops with matching splashbacks. A built-in oven, gas hob and extractor complete the space, with a window above the sink bringing in daylight. The first double bedroom is positioned between the reception room and kitchen, offering a comfortable space for guests, family or a bedroom with room to work from home. The beautifully finished bathroom pairs textured wall tiles with a striking chequerboard floor. The bath features an overhead rainfall shower, with warm brass-toned detailing. A fluted countertop basin sits above a wall-mounted wood-effect vanity, providing useful drawer storage, while matching wall-mounted taps add an elegant finishing touch. Upstairs, the master bedroom forms a welcoming retreat, extending to approximately 19 feet in length. A rooflight and rear glazed doors opening to a Juliet balcony bring in plenty of natural light. Its own en-suite shower room makes everyday life that little bit easier, and useful eaves storage provides a practical place to keep belongings tucked away. With two double bedrooms, two bathrooms and a beautifully refreshed interior, this is a home that balances comfort, character and convenience.

Situated just off Wood Street, Waverley Road is well placed for enjoying this welcoming neighbourhood. Wood Street station is a short walk away, with Weaver line services reaching Liverpool Street in around 20 minutes. Walthamstow Central is just one stop away, providing a convenient connection to the Victoria line. Families have nearby primary school options including Woodside Primary Academy and Our Lady and St George's Catholic Primary School. There's plenty to enjoy close to home, from coffee and brunch at Dudley's to evenings at The Duke pub. Wood Street's much-loved Indoor Market is another local highlight, with independent traders selling vintage clothing, vinyl, antiques and more, perfect for a leisurely weekend browse. Walthamstow Village is also within walking distance, offering a lovely change of pace around Orford Road. Its independent shops, cafés and restaurants make it an inviting spot for a weekend wander, while favourites such as The Queen's Arms provide a welcoming setting for dinner or drinks with friends. For fresh air, nearby Bisterne Avenue Park offers a handy local green space, while Epping Forest and Hollow Ponds provide a wider choice of scenic walks and opportunities to unwind among nature.

Energy Efficiency Rating	**TBC**
Council Tax Band	**B**

0.3 Miles

None Available

Permit Parking

2

2

1

Floor Plans

