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Stark Mews, Wolsey Road, Walthamstow E17

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## 1 Stark Mews, Wolsey Road, Walthamstow E17

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- ◆ Two-bedroom semi-detached house
- ◆ Brand new gated development
- ◆ Luxury bathroom & WC
- ◆ Open-plan kitchen & living area
- ◆ Bifold doors opening onto the south-facing garden
- ◆ High-end finish throughout
- ◆ Near Walthamstow Village and green spaces
- ◆ 15-minute walk to Walthamstow Central/Blackhorse Road

Welcome to Stark Mews – an exclusive brand-new development of four semi-detached houses set against the vibrant backdrop of Walthamstow and the surrounding Victorian streets, built by distinguished property developer, Eastbank and designed by the renowned Metashape Architects, noted in The Architects' Journal for the development.

A refreshed interpretation of the traditional mews street using modern brick craft techniques, the elegantly designed houses showcase a harmonious blend of modern

aesthetics and sustainable living, creating vibrant spaces that align with busy lifestyles and environmental consciousness. Sustainability was considered during the build, with the development featuring a highly efficient building envelope, dual-aspect planning for natural cross-ventilation, solar shading provided by a building overhang at the first floor to shade glazed bifold doors, Sedum green roofing for rainwater management and energy efficiency, and extensive landscaping to promote enriched biodiversity.

Other details include thoughtful security features, underfloor heating, heat pumps, and Asgard bike storage as standard.

*“A refreshed interpretation of the traditional mews street, the elegantly designed houses showcase a harmonious blend of modern aesthetics and sustainable living.”*



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*“Retreat into the living room to find a cosy seating area framed by a stylish oriel window screened with privacy glazing.”*

The interiors have also received careful attention, featuring handmade kitchens, Lusso Stone basins, glass balusters, herringbone flooring, pure wool carpets, and premium Solus tiles.

Upon arrival, a gated entrance opens to a block-paved walkway trimmed with low-maintenance flower beds leading to four semi-detached properties. Clad in pristine white glazed bricks enhanced by white cement, lime and washed river sand for the mortar, the textural frontage was finished with a Scandinavian technique to reduce weathering and staining. The smart, unique exteriors are finished with anthracite VELFAC triple-glazed windows and tall panes flanking a contemporary

front door with chrome furniture and a canopied porch area.

#### STEP INSIDE

Step through into a bright and welcoming hallway lined with herringbone flooring, which leads to a chic two-piece lavatory and two built-in storage cupboards with space for laundry appliances.

Continue on to discover an open-plan living and dining area that flows seamlessly into the kitchen and opens onto the south-facing garden via wide anthracite-framed bifold doors. Decorated in muted wall tones to complement the herringbone floor, it's brightened by recessed downlighters, creating a relaxed, laid-back atmosphere.

Floor tiles distinguish the handmade kitchen area, which is fitted with a generous range of sleek handle-free cabinets in a natural finish, white Corian tops, and a sink with matt black tapware.

Integrated appliances include a Bosch oven and microwave, a Bosch induction hob, and a concealed fridge-freezer and dishwasher. Retreat into the living room to find a cosy seating area framed by a stylish oriel window screened with privacy glazing, while the light above casts a soft glow.

Upstairs, a pure wool carpet runs from a landing with a glass balustrade and a dramatic skylight into two large double bedrooms, decorated in calming neutral tones and lit by ceiling spots. The primary bedroom enjoys a view of the garden through two large windows and features two double wardrobes and a single wardrobe, providing ample storage space. The second bedroom is also brightened by a large south-facing window. In the family bathroom, beautiful Solus tiles with a coordinating vertical splashback create a Mediterranean feel. Stylish wall-hung sanitaryware and a double-ended bath with a Crittall-style screen to the shower

above, along with matt black fixtures and tapware, and a coordinating heated towel rail complete the suite.

#### OUTSIDE

The south-facing garden, measuring around 28 by 19 feet, is a private and welcoming retreat, accessed either through a secure front gate or directly from the open-plan living room via wide bifold doors. A generous, partly sheltered Marshalls paved terrace sits immediately outside, perfectly placed for summer barbecues, al fresco dining or relaxing in the sun. Beyond, the neat lawn is framed by slatted fencing and a soft planting, lending both privacy and greenery.

*“In the family bathroom, beautiful Solus tiles with a coordinating vertical splashback add to the Mediterranean feel created by the arched ceiling.”*



Kitchen / reception room



Kitchen / reception room





Kitchen / reception room





Primary bedroom



Second bedroom



Bathroom



Garden





Bi-folding doors onto garden

















Front of house



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#### APPROXIMATE FLOOR AREAS

##### Ground Floor

399 SQ. FT (37.07 SQ. M)

##### First Floor

418 SQ. FT (38.83 SQ. M)

##### First Floor Limited Use Area

6 SQ. FT (0.56 SQ. M)

##### Gross Internal Floor Area

(Excluding Limited Use Area)

817 SQ. FT (75.90 SQ. M)

##### Including Limited Use Area

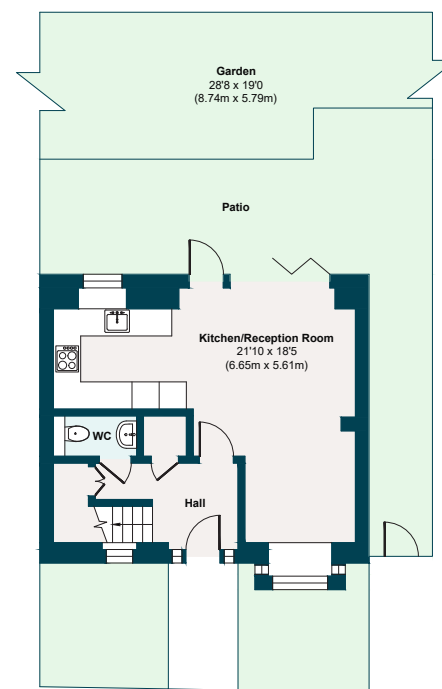
6 SQ. FT (0.56 SQ. M)

##### Approximate Total Plot Area

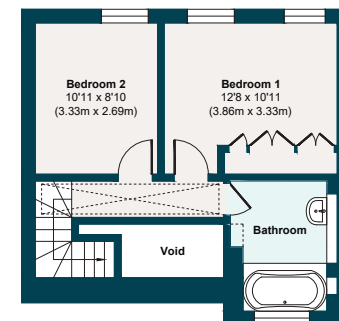
1277 SQ. FT (118.63 SQ. M)



Illustration for identification purposes only,  
measurements are approximate, not to scale.



GROUND FLOOR



FIRST FLOOR

Reduced Head Height  
Below 1.5m/5'0"

## The neighbourhood



### GETTING AROUND

Just a 15-minute walk away lies Walthamstow Central, a bustling interchange served by both the Victoria line and London Overground. You can reach Oxford Circus in around 21 minutes, King's Cross in about 25, and Liverpool Street in 18 minutes. Buses, including the high-frequency SL2 Superloop, also offer connections around London. Alternatively, Blackhorse Road for the Victoria and Suffragette lines is a short walk away. For cyclists, Waltham Forest's 'Mini Holland' programme has introduced extensive cycle lanes,

quietways to Bloomsbury, and routes along the River Lea towpath.

### IN THE NEIGHBOURHOOD

Walthamstow is a creative mash-up of East End grit and urbane revival that's been crowned London's best place to live in 2025 by The Times. Its vibrant High Street is home to one of Europe's longest outdoor markets, spanning roughly a kilometre of stalls selling everything from fresh crafts to fabric and world foods. The Walthamstow Village Conservation Area offers a contrasting calm, filled with independent cafés, boutiques, artisan

breweries, and popular eateries like Eat17 deli and Pillars Taproom.

Enjoy great coffee and pastries at Hucks Coffee on Grove Rd, fish and chips from Orford's, and wine from Gnarly Vines on Hoe Street. You're spoilt for choice for pubs, too, with both The Queens Arms and The Castle for Sunday roasts. Just down the road, you'll discover some excellent waterside pubs, including Pretty Decent Company Brewery & Taproom, Signature Brew, Exale Taproom and Big Penny Social for music, drinks, and a buzzing atmosphere.

The borough pulses with cultural life, from the William Morris Gallery to creative projects like the Soho Theatre (located in the former Granada cinema) and vibrant installations at God's Own Junkyard. For outdoor enthusiasts, sprawling green havens such as Lloyd Park (with its own food market) and Walthamstow Wetlands lie within easy walking distance of the house. Be sure to visit the William Morris Gallery, too.

### SCHOOLS

Education in Walthamstow is a strong draw for families. The area has several 'Good' and 'Outstanding'-rated primary schools,

including The Winns, Woodside, and St Mary's CofE. Greenleaf Primary and 1st Stepping Stones Nursery are only three minutes on foot and well-rated.

For secondary education, Walthamstow School for Girls and Eden Girls' School both hold 'Outstanding' Ofsted ratings, along with Waltham Forest College and Big Creative Academy, which provides sixth-form courses focused on the arts and media. For independent education, Forest School offers co-educational provision from the age of four through to 18.







## Behind the project

### THE DEVELOPER: EASTBANK

*“Stark Mews, I believe, typifies everything that defines Eastbank: rejuvenation, innovation, local community, sustainability, and value. This project is a testament to our commitment to creating not just homes, but vibrant living spaces that reflect modern lifestyles and environmental responsibility.”*

Jason Arden, Eastbank

### THE ARCHITECT: METASHAPE

*“Stark Mews is set on a Victorian street, the surrounding buildings are primarily Victorian terraced houses. I am confident that if an architect from 1890 had built themselves a time machine, used it, and visited me at the Metashape offices now, they would have been thrilled with the designs that my team and I worked on for this project.”*

Ian Liptrot, Metashape







## Notes

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## Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

### MORTGAGES

**Contact:** Oliver Dulson  
**Title:** Mortgage & Insurance Broker  
**Company:** Mortgage and Money Management  
**Info:** 01920 821333 | [oliverdulson@mandmm.co.uk](mailto:oliverdulson@mandmm.co.uk)

**Contact:** Lee Cawley  
**Title:** Founder  
**Company:** Victoria Park Mortgages  
**Info:** 020 3441 3084 | [lee@victoriaparkmortgages.co.uk](mailto:lee@victoriaparkmortgages.co.uk)

### SOLICITORS

**Contact:** Jack Bending  
**Title:** Partner  
**Company:** JE Baring & Co Solicitors  
**Info:** 020 7242 8966 | [jackbending@jebaring.co.uk](mailto:jackbending@jebaring.co.uk)

**Contact:** Laura Scullion  
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**Company:** Barretts Law Ltd  
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