

*For memories made
and memories to come.*

HAWARDEN ROAD, WALTHAMSTOW E17

- ◆ Two-bedroom Victorian conversion
- ◆ Share of freehold
- ◆ 151 years remaining on lease
- ◆ Large living and dining room
- ◆ Kitchen with dining space
- ◆ Two modern bathrooms
- ◆ Top floor master suite
- ◆ South-facing rear garden
- ◆ Three minutes from Tube services
- ◆ Moments from parks & wetlands

Nestled in a leafy street just a five-minute walk from good schools, Blackhorse Road Tube Station, beautiful parks and Walthamstow wetlands, this first-floor Victorian apartment features a converted loft, now the master suite, and a contemporary south-facing garden.

Double-glazed windows quieten the interior, with original sashes preserved in the bathroom and kitchen. Other improvements made by the current owner include replacing the rear door with a five-lever mortice lock and toughened/laminated glass, while the front door

received a five-level lock and bronze door handles for additional security. Four-panel fire doors with bronze ironmongery also provide safety and style on the lower floor. Completed in 2017, the fully converted loft had new wiring and sockets installed (as did the kitchen). In late 2020, a remote access Hive-controlled boiler was fitted to serve both floors.

STEP INSIDE

From the street, a variegated brick exterior with a slate-effect tiled roof sits behind a low privet hedge, a gated paved pathway, and a gravelled front porch. An arched recessed entrance opens into a shared hallway with stairs to the first floor.

“A trio of double-glazed windows with solid wood shutters and roller blinds illuminate a spacious living and dining room.”

“Electric underfloor-heated Porcelanosa floor tiles create a luxurious retreat.”

The apartment's secure front door invites you into a bright hallway with exposed floorboards that continue throughout. At the front of the property, a trio of double-glazed windows with solid wood shutters and roller blinds illuminate a spacious living and dining room painted in Farrow & Ball's 'Elephant's Breath'. There is space for shelving or cabinetry to the side of a chimney breast with a brick recess.

The first-floor double bedroom lies behind the living room and overlooks the garden through a large awning window with a roller blind. It would make a lovely guest bedroom, nursery, or home office.

At the end of the hallway, you'll discover a breakfast kitchen painted in Farrow & Ball's 'Verde de Terre' – a subtle green that pairs well with the glossy white IKEA cabinetry and wooden worktops, a white metro-tiled splashback, and Aston Matthews tapware. A large window above the sink draws in natural light, while integrated appliances include an oven and gas hob.

There's also space for a fridge, freezer and washing machine which could be integrated.

Continue into the bathroom, passing a useful storage cupboard and stairs descending to the garden. Here, Farrow & Ball 'Slipper Satin' paintwork reflects the tone of the tiles backdropping a shower, wash basin, toilet, and Aston Matthews tapware.

Back in the hallway, take the loft staircase, with its timber treads, white-painted

risers, and sunny stairwell window, to the spot-lit master suite. Neutrally decorated with Porcelanosa engineered timber flooring and designed with 3No large roof lights, along with a large south-facing dormer window with a powder-coated anthracite grey exterior, it's bright and airy, while a bespoke wardrobe with hanging rail, 3No drawers, and accessories drawer offers a practical storage solution.

In the three-piece en suite, electric underfloor-heated Porcelanosa floor tiles create a luxurious retreat, temperature-controlled from the bedroom. A feature tiled wall recess runs along the bath, while Farrow & Ball 'Ammonite' walls, Domus tiling, and Aston Matthews tapware add a stylish touch. There's also a heated towel rail and concealed wiring behind the bathroom mirror to allow for mirror lighting.

OUTDOORS

The contemporary garden is sectioned by light grey porcelain tiling, slate grey porcelain tiling, high-quality 50mm high artificial grass, and border areas of dove grey limestone chippings for planters and pots. To the rear, dark grey tiling defines an area for the summerhouse, painted in duck egg blue.

New timber slatted fencing completes the palette of materials, while potted plants add colour and vibrancy and enhance the low-maintenance design. The south-facing garden receives sun all day in the summer, making the conditions ideal for growing fruits and vegetables.

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LIVING / DINING ROOM



LIVING / DINING ROOM



SECOND BEDROOM



KITCHEN



SHOWER ROOM



HALLWAY



STAIRS



PRIMARY BEDROOM - LOFT SUITE



ENSUITE BATHROOM



GARDEN

FRONT OF HOUSE



HAWARDEN ROAD, WALTHAMSTOW E17

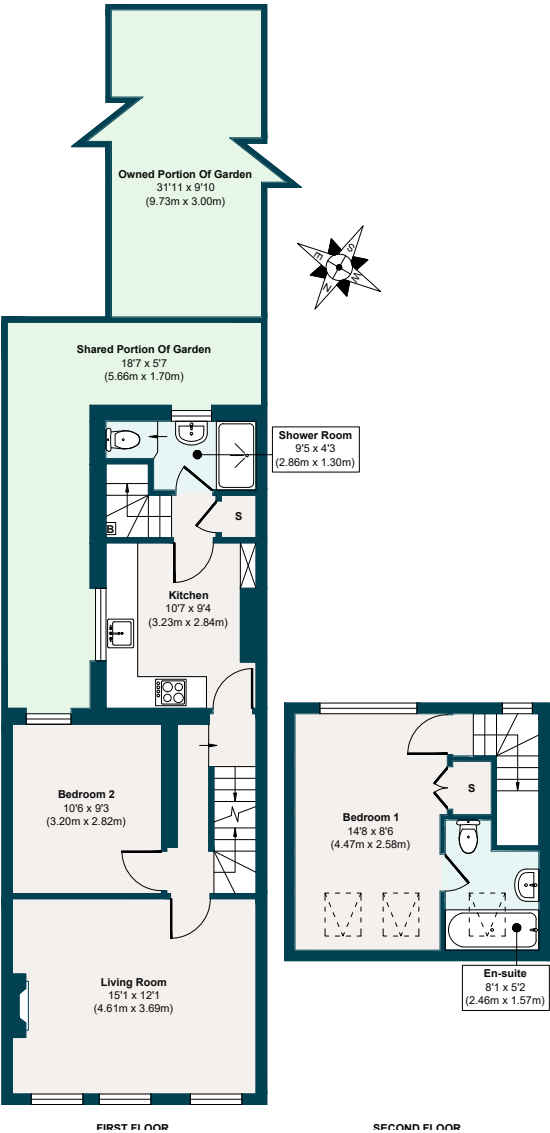
APPROXIMATE
FLOOR AREAS

Ground Floor
521 SQ. FT
(48.49 SQ. M)

First Floor
221 SQ. FT
(20.60 SQ. M)

**Gross Internal
Floor Area**
742 SQ. FT
(69.09 SQ. M)

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



THE NEIGHBOURHOOD



GETTING AROUND

The area has great transport links, with Blackhorse Road station (just three minutes by foot) served by Victoria line trains and London Overground trains between Gospel Oak and Barking. Walthamstow Central Underground is a 24-minute walk, where you can hop on the Victoria line and whizz to Liverpool

St in 18 minutes. Alternatively, reach the Overground at St James Street in 11 minutes.

IN THE NEIGHBOURHOOD

Hawarden Road is a tree-lined street just minutes from the beautiful Walthamstow Wetlands, yet within quick and easy reach of vibrant Walthamstow town centre, with

its many cafés and convenience stores at the southern end. Walthamstow Market – the longest in Europe – is also not to be missed for its fresh street food, community entertainment and local brands.

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.

Meanwhile, a 25-minute stroll east will bring you to Walthamstow Village, where you'll find local favourites such as Eat17, Wildcard Brewery, Pillars Taproom and Parish Wines. Enjoy great coffee and pastries at Hucks Coffee on Grove Rd, fish and chips from Orford, 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.

Fancy some fresh air? Amble to one of many open green spaces on your doorstep, including Stoneydown Park, Lea Valley Park, and the 211 hectares of Walthamstow Wetlands, an internationally important urban wetland nature reserve providing home and shelter to a wide range of wildlife.

In the other direction, explore Hollow Ponds, renowned for beautiful scenery, trails, fishing, and boating opportunities. From here, Epping Forest extends north for miles (it's possible to cycle through woodland without using a road).

SCHOOLS

The area has numerous schools and nurseries, including Stoneydown Park Primary or St Patrick's Catholic School, and Willowfield Secondary, all Ofsted-rated 'Good' and within a 5-minute walk, and the 'Outstanding' Eden Girls' School (16 minutes).

ADDITIONAL INFORMATION

Please scan the QR code to see; information on local schools, transport, hospitals and more.



A NOTE FROM THE OWNERS

“What I have most enjoyed about living in this home is its perfect balance of convenience and tranquillity.

Being close to the Tube station makes getting around and accessing London very easy, while the nearby wetland reservoirs offer a refreshing dose of nature.

The quiet neighbourhood, filled with great neighbours, adds to the charm, and the lovely pubs and the nearby William Morris Gallery provide wonderful spots to unwind and socialise.”



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