

Carr Road, Walthamstow E17





The details

- ◆ Ground-floor Victorian Warner flat
- ◆ One-bedroom
- ◆ In the Lloyd Park area
- ◆ Modern dining kitchen
- ◆ Light and airy décor
- ◆ Bespoke storage
- ◆ Section of a 34-foot west-facing garden
- ◆ Close to Walthamstow Village
- ◆ Nearby Underground & Overground

Beautifully bright, with a sunny garden and crisp Little Greene paintwork throughout, this lovely one-bedroom, ground-floor Victorian Warner flat feels like a breath of fresh air. Close to popular Walthamstow Village and good transport links, it's a stone's throw from great amenities and green spaces.

The property is part of a collection of distinctive, period terraced houses in the area, developed between 1910 and 1930 by Thomas Courtenay Warner.

The exterior greets you with a London stock brick frontage and white-painted stone sills to the bay windows. A metal gate opens onto a paved path and leads

past a shingled front garden to a recessed porch and a sage-green part-glazed front door, framed by slim windows and a transom.

STEP INSIDE – COHESIVE CALM

From the communal entrance, open your private front door to the hallway, which has a large storage cupboard beneath the neighbouring staircase. The walls throughout have been painted in the soft white tones of 'Slaked Lime' by Little Greene for a cohesive look, making the most of the abundant natural light. Here, they're warmed by oak-effect laminate flooring, which flows into the living room immediately to your left.

Bathed in gentle light from the tall bay window, the all-white scheme gives

“The walls throughout have been painted in the soft white tones of ‘Slaked Lime’ by Little Greene for a cohesive look.”

the room a peaceful vibe, quietly highlighting details such as the coved ceiling (with pendant) and a feature fireplace with a creamy terrazzo-style stone surround and hearth. Bespoke shelving fills the alcoves on either side, and a radiator adds warmth.

The primary double bedroom beyond has an equally restful feel, with similar decor, this time lit by a side-facing window with a bespoke white Roman blind. A pair of double full-height integrated wardrobes with louvred doors provides plenty of storage, and there's also a radiator.

Continue down the hallway, where a four-panelled door with pretty floral glazing opens to the dining kitchen – another well-lit space with windows

“The room has a peaceful vibe, quietly showcasing details such as the coved ceiling and a feature fireplace with creamy terrazzo-style stone surround and hearth.”

and a glazed door that opens to the garden. Monochrome patterned floor tiles complement the black slab-fronted cabinetry with brushed-brass handles, paired with a glossy white metro-tiled splashback and a marble-look worktop.

A wide ceramic sink and drainer with an antique brass mixer tap sits below the window, while integrated appliances include a Hotpoint oven and induction hob with an overhead extractor. There's also space for a free-standing washing machine and fridge-freezer. A new boiler, fitted in November 2025, is also hidden away here.

Walk through to the spacious bathroom, where the monochrome scheme continues, with half-height wall panelling painted in ‘The Record Store’ by COAT. Light filters through a frosted casement window, while glossy white dappled wall tiles and pale grey floor tiling soften the dark charcoal tones. This backdrop a bath with a telephone attachment shower and a pedestal sink with a traditional-style chrome mixer tap. There's a handy storage cupboard with a louvred door, and the close-coupled loo has its own separate room, lit by a rear-facing window.

STEP OUTSIDE – A GREEN OASIS

The current owner has fallen in love with gardening since living here. This love and care are evident from the minute you step out into the side return courtyard, where a brick-and-paved path wends its way past planters filled with plants, including ferns and Euphorbia.

The right section of the garden, belonging to the property, features a lush grassy lawn laid with stepping stones that leads past beds with mature Euonymus, jasmine, rosemary, Verbena,

“A pair of double full-height integrated wardrobes with louvered doors provides plenty of storage.”

astrantias, agapanthus, roses and acers to a rear patio with a recently added timber shed. The sun hits this lovely seating area for most of the day, gradually moving towards the house by sundown.









EELEVEN



















EELEVEN





EELEVEN

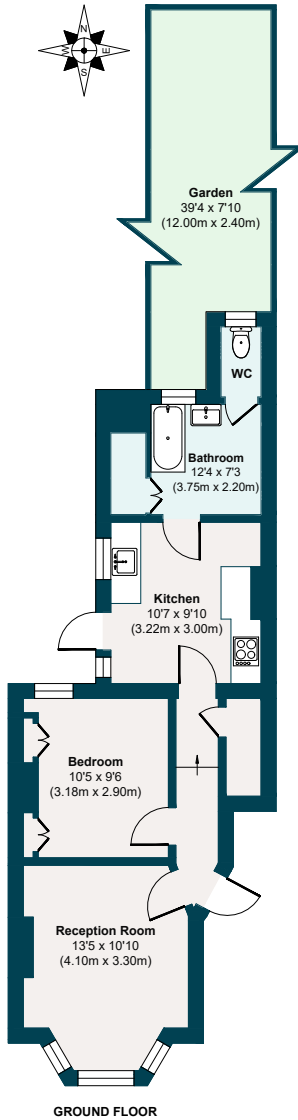






EELEVEN

The floor plan



APPROXIMATE FLOOR AREA

Ground Floor
498 SQ. FT
(46.20 SQ. M)

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

The neighbourhood

GETTING AROUND

A 19-minute walk takes you to the great transport options at Walthamstow Central station (on both the Victoria line and the Overground, 18 minutes to Liverpool Street). Blackhorse Road station (Victoria and Suffragette lines) is reachable in 24 minutes, or by hopping on the 123 bus, which stops nearby. It's also easy to access

Overground connections at Walthamstow's Queen's Road within a 25-minute walk.

IN THE NEIGHBOURHOOD

Carr Road's fantastic location offers a rare mix of city life and nature on your doorstep. In nearby Walthamstow Village, you'll find great coffee and pastries at The Village Bakery, the Good Egg at Eat17 for



honest British food, Orford's Fish and Chips, Gnarly Vines on Hoe Street, Pillars Taproom and many more besides. The Queen's Arms gastropub and The Castle also serve up traditional Sunday roasts.

The current seller regularly heads to Beulah & Co. for coffee and brunch, as well as Skandihus pottery studio. Other local sellers also often recommend Bargo and Hometipple for drinks and great food; Ravenswood Collective and the Blitz Factory events venues; Bern's and the Beans café; God's Own Junkyard, plus Malt Haus, Real Al Company, Mother's Ruin, and Blitz Factory for drinks.

They also rate The Collab, Soda Pizza and Yard Sale Pizza on Hoe Street. At the same time, on Wood Street, The Duke, Clapton Craft, Wood Street Bakery and Chocolate Bakery, The Coven of Wiches plant-based deli, plus Dudleys and Sunny's cafés, are all well worth a visit.

Picturesque Lloyd Park is just three minutes around the corner, where you'll find the William Morris Gallery, a regular Saturday market, and Deeney's for their legendary

toasties. Local sellers also recommend Vestry Museum in the village (due to reopen this autumn after an extensive refurbishment), which has a diverse range of exhibitions to suit all tastes and interests, plus a lovely garden and coffee shop.

Fellowship Square is just 15 minutes on foot, with fountains for kids in the summer and plenty of outdoor events; while the Feel Good Centre for soft play and swimming is also close by, and the newly opened Soho Theatre Walthamstow is a 13-minute walk. Wood Street Library is a stone's throw away, while East of Eden offers Pilates.

Alternatively, connect with nature at the fabulous Walthamstow Wetlands, just under a 30-minute stroll away.

SCHOOLS

The Winns Primary School is just five minutes on foot (Ofsted-rated 'Good'). Also on your doorstep, you'll find the popular Walthamstow Montessori Nursery School (five minutes), Walthamstow Academy (10 minutes), and Sir George Monoux Sixth Form (12 minutes), all also rated 'Good'.

A note from the owner

“This was my first flat, and it’s been incredibly special to me. I’ve really enjoyed putting my own stamp on it and turning it into a home that I’ve loved living in. The kitchen is a particularly great space and one of my favourite rooms – there’s plenty of space to have people over and sit around the table, and I often use it as a comfortable spot to work from home. I’ve also really enjoyed living in the area – it has a great community feel, with plenty to do nearby and everything you need within easy reach.”



EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544