

Pembroke Road, Walthamstow E17





The details

- ◆ Three-bedroom Victorian conversion flat
- ◆ All double bedrooms
- ◆ Share of freehold
- ◆ Recently added double dormer extension
- ◆ Beautifully finished throughout
- ◆ Two bathrooms & WC
- ◆ Bright & modern breakfast kitchen
- ◆ In the heart of Walthamstow Village
- ◆ Moments from shops & eateries
- ◆ Nearby lovely parks & rail services

Set within an attractive Victorian house on Pembroke Road, this beautifully finished three-bedroom flat has been thoughtfully transformed and significantly enhanced by a substantial double-dormer extension, nearly doubling the overall floorplan to create an exceptionally spacious home.

The property has undergone a series of carefully considered improvements in recent years. The stylish bathroom and modern breakfast kitchen were newly fitted in 2023. During the loft conversion, new windows and doors were installed, alongside upgraded heating, rewiring and newly positioned sockets and switches to improve practicality. New fire doors

and door furniture were also added to the living room and kitchen. More recently, new carpets were laid in the primary and third bedrooms in 2025.

The overall aesthetic is warm and timeless, with a soft cottage-inspired feel running throughout the home. Natural sisal flooring, traditional cast-iron radiators and elegant Corston light switches combine beautifully with colour-drenched Farrow & Ball tones.

INSIDE – A HARMONY OF LIGHT & CURATED DESIGN

Upon arrival, you're met by a rendered exterior with painted mouldings and foliant detailing to the recessed entrance and bay window. Head across the front

“Bespoke cupboards and shelving, handcrafted by a skilled carpenter, frame the chimney breast and provide both attractive storage and display space.”

patio, stepping through a traditional door with a numbered transom. Beyond, your private front door opens into the hallway, where Farrow & Ball 'Joa's White' and sisal carpeting flow onto the lower landing. A carefully chosen pendant lighting adds warmth and illumination.

Straight ahead, you'll discover a spot-lit kitchen, fitted in 2023. Sunshine pours in through a large awning window with a café curtain, brightening a breakfast bar area. A column radiator provides warmth.

The chic Aegean blue handleless cabinetry, including large pantry cupboards with shelving, complements the sustainable floor, grey granite-effect worktops, and a terracotta splashback for warmth and texture. A freestanding shelf provides easy access to everyday pieces.

Integrated appliances include a concealed full-length 50/50 fridge-freezer, a gas

“Sunshine pours in through a large awning window with a café curtain, brightening a breakfast bar area.”

hob above the oven with an extractor hood, and a concealed dishwasher. The cupboard in the corner allows you to keep the washing machine and tumble-dryer tucked out of sight. There's also room for a double bin and a large sink with a handy pull-out tap.

Next to the kitchen lies the first bathroom. It features premium gold fittings, an extra-long oversized bath with rainfall shower overhead, and beautiful Zellige tiles covering the full walls and bath surround, creating a rich, textured finish. Additional details include a heated towel rail and a generous wall-hung vanity unit below a privacy window. Return to the landing to find a separate WC with Farrow & Ball 'Banca' lower panelling and cream walls for a mid-century feel.

Continue to the upper landing. On the right, the second double bedroom combines warm Farrow & Ball 'Red Earth' wall tones with an elegant coved ceiling and gold Corston light switches and socket plates (with sockets flanking the bed) that chime with the Pooky brass light fitting. There's also plenty of built-in shaker-style wardrobes painted in soft 'Setting Plaster' and finished with black vintage handles, while a Roman blind screens a rear window

that enjoys a peaceful leafy view. Like the other two bedrooms, it has been fitted with a cream wool carpet from Designer Carpet and brass door hooks for extra hanging space.

Stretching across the full width of the flat, the open-plan living and dining room is an exceptionally bright and airy space, enhanced by huge muntin windows to the front that flood the room with natural light. The view is particularly charming, overlooking a quiet winding road with elegant country-house-style buildings in the distance and a small parade of local shops below, including the much-loved Huck's coffee shop.

Bespoke cupboards and shelving, handcrafted by a skilled carpenter, frame the chimney breast and provide both attractive storage and display space, with conveniently placed power sockets discreetly positioned within the alcoves above. A further raised socket has been added to the chimney breast itself, allowing for a wall-mounted television with neatly concealed wiring.

Traditional architraves add an elegant period-inspired finish, while an oversized cast-iron radiator creates a striking focal

“Stretching across the full width of the flat, the open-plan living and dining room is an exceptionally bright and airy space”

point and exceptional warmth. Farrow & Ball ‘Setting Plaster’ walls, natural sisal flooring, and adjustable-length Pooky pendant lights above the dining area complete the room’s timeless, carefully curated aesthetic.

A second staircase with matching carpeting and white painted bannisters rises to the loft conversion. A skylight floods the upper landing with natural light, allowing it to spill beautifully down the staircase. The increased ceiling height from the stairwell up to the new roofline gives the interior the feeling of a much larger, house-like space.

The lower part of the loft leads to a second family bathroom. Here, ‘White Tie’ Farrow & Ball walls combine with beautiful tiles from Claybrook Studio: a glazed porcelain ochre-and-cream



checkerboard-patterned floor paired with a soft light-blue glazed ceramic splashback. There's a period-style freestanding basin framed with Pooky wall lights and a matching chrome towel rail, plus a close-coupled toilet set beneath a reeded-glass window. A glass screen shields a deep bath with central tapware, a ceiling-mounted rainfall shower head, and a bespoke, extra-long recessed alcove for bathroom essentials.

Both loft bedrooms have been fitted with discreet sealed vent points for air conditioning, allowing freestanding AC units to expel heat. Bedroom three lies on the lower loft landing, and feels very light and airy thanks to the double casement window that opens right out to the rear. Colour-drenched in Farrow & Ball's cheerful 'Hay', it's a lovely double, warmed by a column radiator and lit by a flush central fitting. Like the primary bedroom, it also features bespoke magnetic push-to-close insulated doors for discreet, practical eaves storage.

At the top of the flat, the primary double has a subtle hotel-inspired feel, featuring elegant gold Pooky wall lights on either side of the bed, with space for a super king. Below each light are

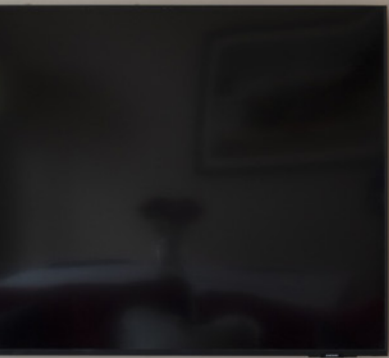
gold toggle switches, allowing both the bedside and main lighting to be controlled easily from bed. Bespoke built-in wardrobes were installed in May 2026, finished in Farrow & Ball's 'White Tie' for a soft, elegant look.

The floor-to-ceiling windows open fully to create the illusion of a balcony within the room. The large matching Velux windows rotate all the way around, making them easy to clean on both sides and allowing them to open wide for maximum light and air. Positioned at both the front and rear, the windows also create a beautiful through-breeze, helping to keep the loft cool and comfortable even in the height of summer.

The space also enjoys far-reaching views across the city skyline, with landmarks such as The Shard visible in the distance. The outlook is also made better by spectacular daily sunsets and the added magic of seasonal firework displays.

“The floor-to-ceiling windows open fully to create the illusion of a balcony within the room.”















EELEVEN











EELEVEN



EELEVEN





EELEVEN









EELEVEN



EELEVEN





EELEVEN







EELEVEN

The floor plan

APPROXIMATE FLOOR AREAS

Ground Floor

29 SQ. FT (2.60 SQ. M)

First Floor

651 SQ. FT (60.40 SQ. M)

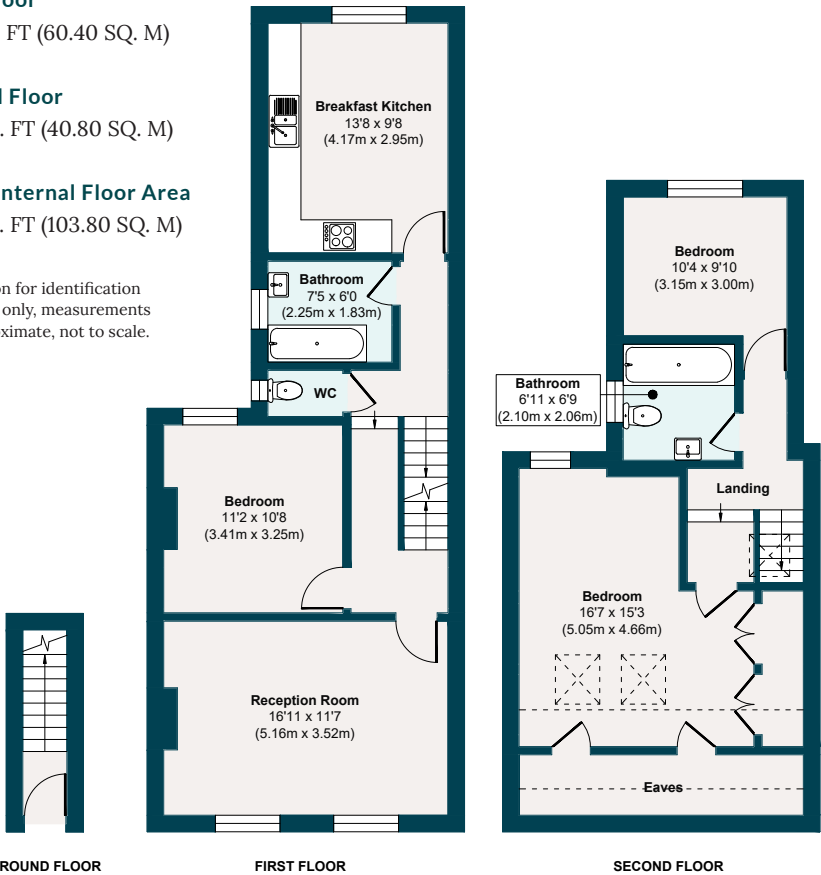
Second Floor

439 SQ. FT (40.80 SQ. M)

Gross Internal Floor Area

1119 SQ. FT (103.80 SQ. M)

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



The neighbourhood

GETTING AROUND

Pembroke Road is just a short 10-minute walk to Walthamstow Central, putting the Victoria line right on your doorstep and making access to the city incredibly quick and easy. You also have the Overground at Walthamstow Queen's Road nearby, which offers a direct route to Hampstead Heath in around 20 minutes.

IN THE NEIGHBOURHOOD

Just a twenty-minute walk from the wide expanse of Hollow Pond and beyond, Pembroke Road's 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, Orford Road Tapas, Eat17 for honest British food, Orford's Fish and Chips, and incredible fresh fruit and vegetables from Bora's. The Queens Arms and The Castle also serve up traditional Sunday roasts.

The current owners particularly love William the Fourth, just over Lea Bridge Road, for its great atmosphere and pizzas. Every Saturday, head to Lloyd Park for the farmers' market – a beautiful green space with a wonderful sense of community.

The William Morris Gallery, set within the park, is a real gem.

Wingfield Park, with its playground, is just a stone's throw away and is a fantastic bonus for parents with children, along with the variety of classes right on your doorstep, from baby yoga to Mini Mozart sessions, and the little soft play at St Mary's Church. Here you can meet other parents and enjoy a coffee from Ruttle & Rowe.

SCHOOLS

There's a variety of well-rated schools nearby. Ofsted 'Outstanding' options include Church Hill Nursery (10 minutes), Barclay Primary School (five minutes), and Walthamstow School for Girls (10 minutes). Ofsted 'Good' choices are easily reachable, too, with Leyton Sixth Form College just 13 minutes away.

“The current owners particularly love William the Fourth, just over Lea Bridge Road, for its great atmosphere and pizzas.”



A note from the owners

“We’ve absolutely adored living here, the property has such a special energy to it, so warm and inviting. From the light-filled, peaceful feel of the home itself to the vibrant atmosphere of Walthamstow Village, everything we need is right on our doorstep – beautiful parks, incredible local cafés and pubs, amazing independent shops, and a real sense of community, which we hadn’t felt before in London.”

“We are completely in love with our new loft bedroom. Lying in bed with the sunlight streaming through the Velux windows feels like being tucked away in a luxurious little haven, almost like a nest in the trees. And when it rains, it becomes even more magical. We will miss it all immensely.”



EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544