

123a, Billet Road, London
London

Guide Price £475,000



123a, Billet Road

London

This beautifully presented two-bedroom, two-bathroom house combines distinctive architectural character with modern, light-filled interiors and versatile living spaces.

- First Floor Flat
- Freehold Property
- Open Plan Kitchen Living Area
- Modern Kitchen With Integrated Appliances
- Bi-fold and sliding doors for garden access
- Abundant Natural Light (skylights and large windows)
- Elegant Herringbone And Parquet Wood Flooring
- Two Bedrooms/Two Bathrooms
- En-Suite Bedroom Access
- Single Garage Providing Secure Off-Road Parking



Occupying a prominent corner position on Wigton Road, this exceptional two-bedroom ground floor apartment offers a rare opportunity to own a remarkable piece of Walthamstow's architectural heritage. Originally constructed in 1925 by Warner Estates as a power station, the building has been meticulously transformed into an elegant contemporary home, where distinctive period character sits effortlessly alongside modern design.

From the outset, the striking gable-fronted brick façade and original wrought iron railings hint at the building's unique past. Beyond the entrance lies over 900 square feet of beautifully balanced accommodation, beginning with an impressive entrance hall whose generous proportions allow it to function equally well as a sophisticated home office or welcoming reception space.

The apartment offers two beautifully proportioned double bedrooms, each filled with natural light, alongside a stylish family bathroom finished in a timeless contemporary palette, creating a calm and refined retreat.

Double doors reveal the centrepiece of the home: an extraordinary open-plan living, dining and kitchen space extending to approximately 530 square feet. Measuring over 32 feet in length, this magnificent room effortlessly accommodates both grand entertaining and relaxed everyday living. Natural light pours through the space, while the seamless connection between the living area and garden creates an exceptional sense of openness.

The bespoke fitted kitchen has been thoughtfully designed with both aesthetics and practicality in mind, offering generous preparation space, integrated appliances and ample storage. Whether hosting intimate dinners or larger gatherings, it provides a superb setting for modern living.

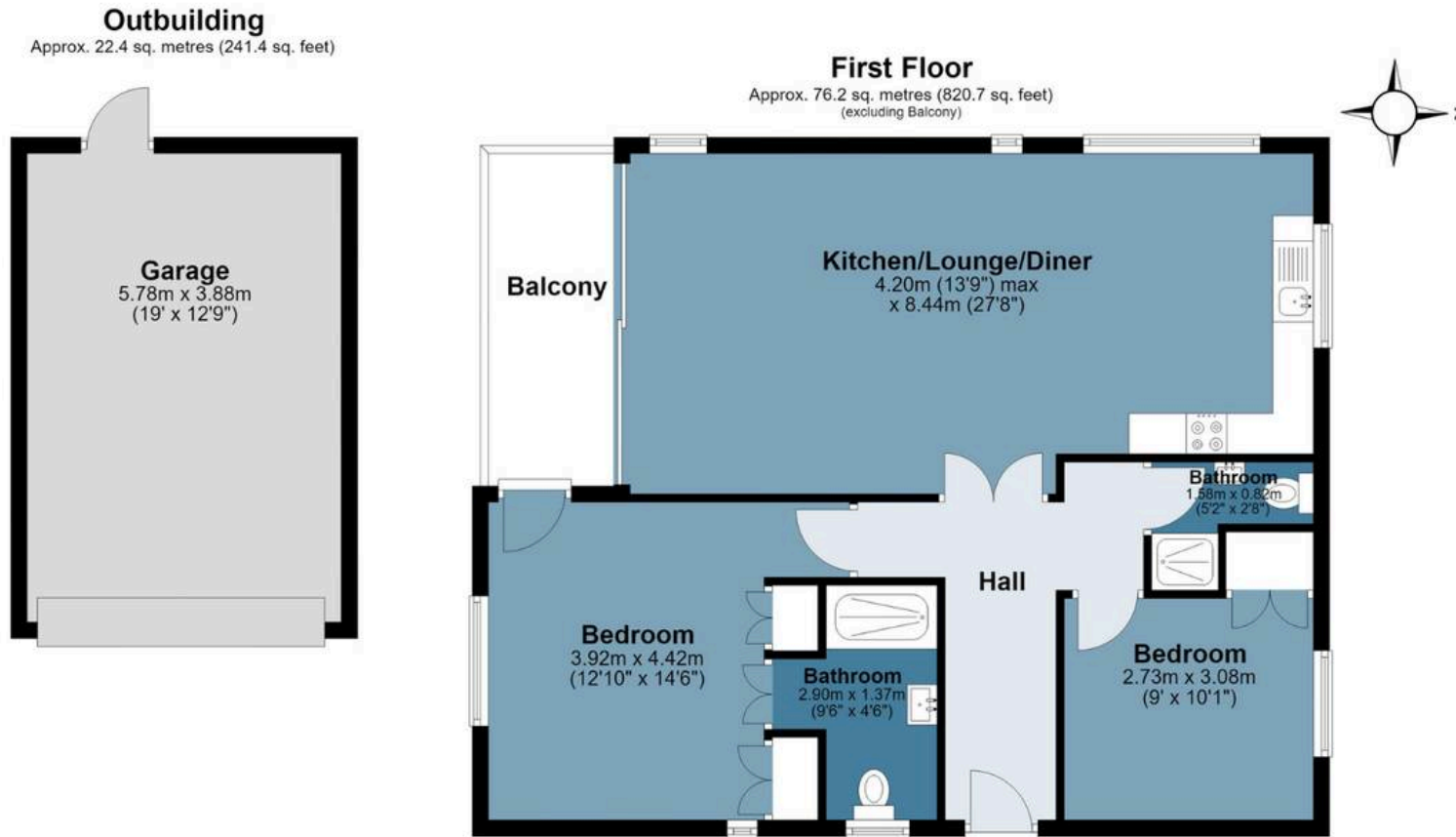






Billet Road

Approx. Gross Internal Area 98.7 sq. metres (1062.1 sq. feet)



Total area: approx. 98.7 sq. metres (1062.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Billet Road

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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