# Walthamstow’s three-storey 6ft-wide home sparks buzz as UK’s narrowest property hits market



In the vibrant neighbourhood of Walthamstow, London, an unusual residential opportunity has emerged: a three-storey property measuring just 6ft wide, currently listed for offers starting at £150,000. Dubbed the UK’s narrowest home, this surprising structure surpasses even a London bus in its slender dimensions, which measures 8ft in width. Such a listing has ignited curiosity and debate, particularly given the stark contrast to the average UK property price, which was approximately £540,000 less in comparison to the capital's real estate market in the last year.

Presently used as a ceramics workshop, the potential for the property to undergo substantial redevelopment into a residential unit, work/live space, or apartments has been advocated by its sellers, Strettons. The property features a peculiar internal layout: a slim staircase leading to an attic with a sloping roof, a kitchen confined to a mere 5ft 6in, and a bathroom that barely exceeds 2ft 3in at its narrowest point. Despite its peculiarities, it includes a small rear garden, which adds another layer to its charm amidst the constraints.

Previously, the house had intrigued many prospective buyers during an open viewing session, an event that highlighted the interest in affordable housing solutions in the London area, particularly as urban living becomes increasingly costly. According to Bryn Nettle of Strettons, the feedback has been overwhelmingly positive, with dozens of individuals expressing interest in transforming the unique space. He noted, “If you are looking for a property in Walthamstow and have a big deposit, you can convert it into what you want. The sky’s the limit.”

While many see the potential for modernisation and conversion, there are substantial hurdles, notably the absence of current planning permission for residential use. Waltham Forest Council's past experiences with ultra-thin properties underscore the complexities of such conversions. For instance, in 2014, the council mandated the reversion of a similarly narrow property in Leyton back to garage use, raising vital questions around legality and livability.

The property's narrowness also led to widespread online discourse, with some social media commentators likening living there to residing in an alleyway. A TikTok video showcasing the house drew immediate attention with humorous and critical remarks, including comparisons to a "fire exit staircase." However, others see undeniable potential; former tenant Jo Davies described the building as “weirdly spacious” for a workshop and opined that with the right design interventions, it could indeed transform into a comfortable living space. "It might be cold and damp, but with the right work done, it could be a decent house," she noted.

Moreover, the property is strategically located near Walthamstow’s bustling market and the charming Walthamstow Village area, enhancing its appeal despite its unorthodox dimensions. The vicinity is well-connected, boasting excellent transport links through Walthamstow Central and Queens Road stations, crucial for urban dwellers seeking accessibility.

As the discussion around this narrow abode continues, it serves as a talking point not just for potential homeowners but also for urban planners and architects who might envision unique adaptations of such spaces. Even as the property remains available, the growing interest reflects a broader trend in London: the ongoing search for affordable, innovative housing solutions within the capital's urban sprawl.

For now, this quirky slice of Walthamstow stands as both a challenge and an opportunity for those with the imagination and resources to rethink its use and enhance its livability.

### Reference Map

1. Paragraphs 1, 2, 3, 4, 5, 6, 7
2. Paragraphs 1, 4, 5, 6, 7
3. Paragraphs 1, 4, 5, 6
4. Paragraphs 1, 4, 5, 6
5. Paragraphs 1, 5, 6
6. Paragraphs 1, 5, 6
7. Paragraphs 1, 2, 5, 6, 7

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.express.co.uk/news/uk/2058367/uks-narrowest-home-for-sale-140k> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/homesandproperty/property-news/threestorey-property-sale-walthamstow-narrow-6ft-wide-b1212480.html> - A three-storey property in Walthamstow, London, measuring just 6ft wide, is listed for £150,000. Previously used as a ceramics workshop, the building offers potential for redevelopment into a home, apartments, or live/work space. The property features a ground floor room, kitchen, and a small bathroom, with a private rear garden. Located near Walthamstow's street market and village, it benefits from excellent transport links, including Walthamstow Central and Queens Road stations. The property is available only to cash buyers and lacks current planning permission for residential use.
3. <https://www.zoopla.co.uk/for-sale/details/70110003/> - A one-bedroom terraced house at 70A Exmouth Road, Walthamstow, London E17, is for sale by auction with a guide price of £140,000. The three-storey freehold property is currently used as a workshop and commercial premises, offering potential for redevelopment into a residential conversion or live/work unit, subject to local planning consent. The building features generous square footage across three floors, with high ceilings and large windows, providing a blank canvas for transformation. It is located in the heart of Walthamstow, close to transport links and local amenities.
4. <https://www.rightmove.co.uk/properties/158407349> - A one-bedroom house on Exmouth Road, Walthamstow, London E17, is listed for sale with offers in excess of £150,000. The three-storey mid-terrace property is currently used as a workshop and commercial premises, offering potential for redevelopment into a residential conversion or live/work unit, subject to local planning consent. The building includes double-glazed windows, a shower room, and its own private rear garden. It is situated within a minute's walk to Queens Road Overground Station and approximately five minutes to Walthamstow Central Station, providing excellent transport links.
5. <https://www.newsminimalist.com/articles/narrow-london-home-sparks-debate-over-livability-1ba925f5> - A narrow property in Walthamstow, East London, is for sale at £150,000. The house measures just 6ft 5in wide, with a kitchen of 5ft 6in and a bathroom of 2ft 3in. It was previously a ceramics workshop. The three-story building has sparked online debate about its unusual size. While some criticize it, others see potential for conversion into a home. The property currently lacks planning permission for residential use. Interest in the property is high, with an open viewing attracting many potential buyers. Similar narrow homes have been listed in London, raising questions about the legality of such properties.
6. <https://www.newsminimalist.com/articles/narrow-london-house-measuring-168-meters-wide-listed-for-pound150000-1f7d8dfa> - A narrow three-storey house in Walthamstow, London, is on the market for offers starting at £150,000. The property, measuring just 1.68 meters wide at its narrowest point, is described as 'an alleyway with a roof' by some online. The house features a small kitchen, living area, and bathroom, with plywood scattered throughout, indicating it may still be under construction. It also includes a small garden at the back. Currently used as a workshop, the property has potential for redevelopment into residential units or flats. Nearby transport links include Walthamstow Central and Queens Road stations.
7. <https://pressnewsagency.org/inside-the-150k-london-home-so-narrow-its-like-living-in-an-alleyway/> - A tiny property in Walthamstow, East London, has gone up for sale for £150,000, sparking debate online due to its incredibly narrow design. The property, located on Exmouth Road in Walthamstow, is just 6ft 5in wide at its widest point, with the kitchen measuring only 5ft 6in. The smallest space inside is the bathroom, which is just 2ft 3in wide. Spread over three floors, the building was originally used as a ceramics workshop before being put on the market as a potential residential conversion or work/live space. It also has a small rear garden measuring 7ft 11 by 20ft. A TikTok video featuring the house and posted by @housinghorrors with the caption 'what a state' quickly went viral, with hundreds of people commenting on its unusual size. One person said: 'It’s like living in an alleyway.' Another wrote: 'Looks like a fire exit staircase.' A third question: 'How is it legal?' But despite the criticism, some argued that the house has potential. One person defended the property, saying: 'It might be cold and damp but with the right work done it’s a decent house. Living room on the ground floor, kitchen below ground and bedroom above. Perfect little one bed.' Estate agents Strettons also describe it as a 'unique opportunity', highlighting its location close to Walthamstow Market and the trendy Walthamstow Village area. However, potential buyers should be aware that the property does not currently have planning permission to be used as a home. Jo Davies, a ceramicist who previously rented the property for her workshop, told the Evening Standard: 'It’s an odd little place. At the time, I had two studios and I used it as a teaching studio, teaching wheel throwing – that was our specialism.' She added: 'I never lived there – it’s not great to live in a pottery studio – though people would occasionally ask me if I did. It’s weirdly spacious in there. It has a first floor and an attic as well.' She also believes that, with some work, the space could be transformed into a home. 'I think it could be, with some clever design solutions. I wonder if it could be a really good project for an architect, or somebody who is good with design and can get around the constraints.' Despite its size, the property has already attracted a lot of interest, with an open viewing having already taken place on February 25. Bryn Nettle from Strettons told the Evening Standard that dozens of people signed up to view the property, suggesting demand remains high for affordable freehold properties in London. He said: 'If you are looking for a property in Walthamstow and have a big deposit, you can convert it into what you want. The sky’s the limit. This is the chance to have something a little bit unique in a desirable location.' London has seen similar narrow homes hit the market before, with a 7ft-wide house in Kensington listed for £1.25 million in 2016. However, in 2014, Waltham Forest council forced the conversion of a 6ft-wide Leyton home back into a garage, raising questions over what can legally be done with ultra-thin properties. For now, this narrow Walthamstow house remains up for grabs. It can be found here.