

First Floor

Total Area: 33.0 m² ... 355 ft²

All measurements are approximate and for display purposes only.

Kitchen/Reception Room
14'11" x 12'4"

Bedroom
10'6" x 9'2"

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CLIFFORD ROAD, WALTHAMSTOW Offers In Excess Of £265,000 Leasehold 1 Bed Flat



Features:

- Ground Floor
- Open plan Kitchen / Living Area
- Close Proximity to Lloyd Park
- Ensuite Shower Room
- Chain free

A sleek, smart and skylit one bedroom, first floor apartment, part of a modest designer development just moments from Wood Street and the shortest of strolls from Lloyd Park. Impeccably designed throughout, this is a great first time find.

An easy fifteen minute stroll or five minute bike ride, Lloyd Park is home to open greenery, landscaped gardens, cafes, courts, an outdoor gym and all manner of sports clubs and classes. There's also a thriving Saturday farmers market.

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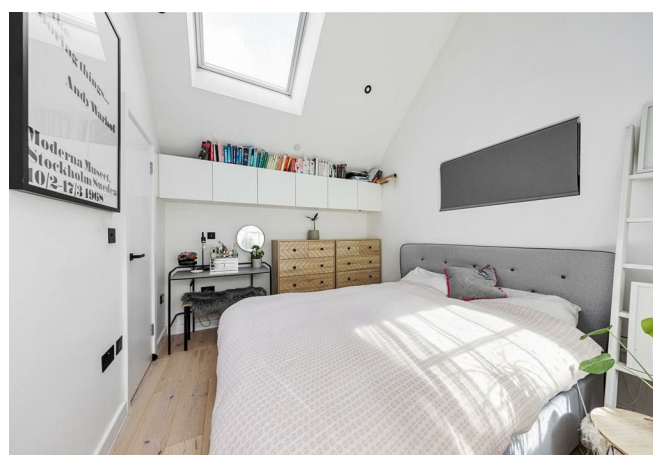
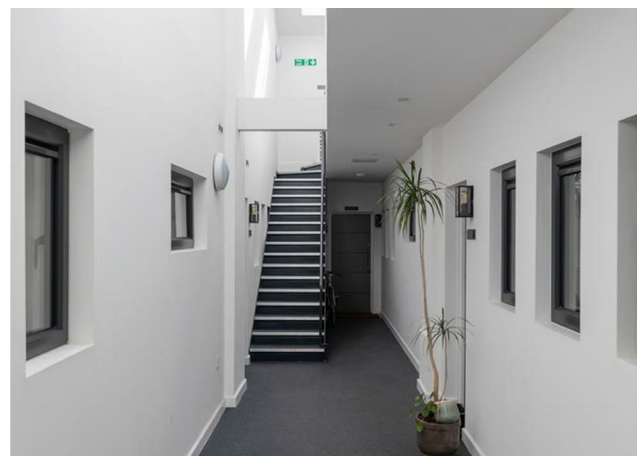
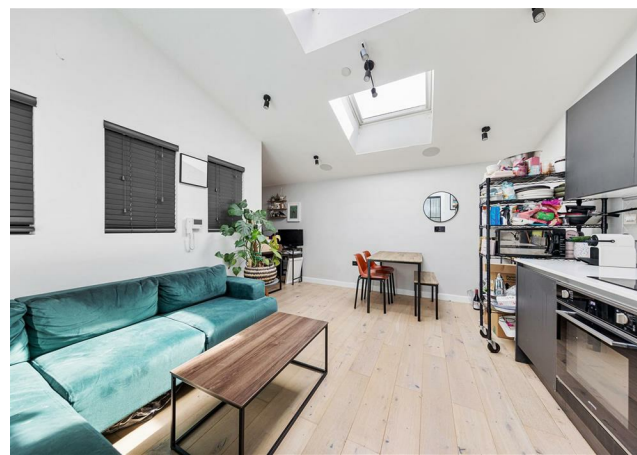
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IF YOU LIVED HERE...

You'll step inside to find some welcome extra storage on your left and your 180 square foot, open plan kitchen and reception room on your right. Pale blonde hardwood runs underfoot here, bathed in natural light from the large skylights overhead. A trio of windows frame street views for more natural light, while your kitchen area's decked out in dark grey cabinets top and bottom, with chunky white worktops in between.

Sliding, onyx-trimmed Crittal doors open things up to your bedroom, a smart ninety square foot double, with chrome fittings, its own skylight set into the vaulted ceiling and more pristine white walls, making the most of all that natural light. Your bathroom, a sleek en suite affair, features smart, smoky hexagonal tiling from floor to ceiling, and is home to a walk in power shower.

Outside and our ever evolving neighbourhood of Wood Street starts just three minutes away. Home to the renowned Wood Street Market (great for vintage finds), you'll also find an ever

evolving choice of cafes and gastropubs. Local favourites including The Duke (for fantastic burgers), Wood Street Bakery (lovely coffee) and Teras (delicious Turkish cuisine). Keep exploring and you'll come to Epping Forest and Hollow Pond, just twenty minutes from your new front door.

WHAT ELSE?

- Wood Street station is just a half mile on foot and will get you directly to Liverpool Street in twenty minutes. Alternatively ride one stop for Walthamstow Central and swap to the Victoria line.
- Our renowned leafy enclave of Walthamstow Village is around a fifteen minute stroll away, and well worth the trip for a fine range of dining and wine establishments, from gastropubs to bistro bars.
- Waltham Forest Feel Good Centre, just a half mile on foot, is the go to spot whatever your sport of choice, with Olympic swimming pool, gym, climbing wall, athletics track, trampoline park and more.



A WORD FROM THE OWNER...

"There's so much going on whichever way you head out the front door. For a dose of greenery, Lloyd Park and Epping Forest are close by. The wonderful William Morris Gallery provides a local culture fix; new food and drinks spaces are popping up all the time and there's Walthamstow's own Beer Mile. Transport connections are brilliant, with buses on the doorstep, and the overground and Victoria line a short walk away. I hope the new owner loves living here as much as I have over the past five years."

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