



Second Floor

Kitchen/Reception Room  
20'6" x 10'5"

Bedroom  
12'5" x 9'4"

Shower Room

Total Area: 38.1 m<sup>2</sup> ... 410 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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



## GAINSFORD ROAD, WALTHAMSTOW

Offers In Excess Of £290,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom
- Well Presented
- Modern Development
- Central Walthamstow Location
- Short walk to Walthamstow Central & St James St Station

A charming, well presented, one bedroom apartment. On the second floor of a modern, low rise development, enhanced even further by its fantastic location, here you have the best of contemporary living and fast transport links to the City.

Walthamstow Central and St James Street stations are both within easy walking distance, for eighteen minute Victoria line connections to King's Cross and similarly speedy Overground connections to Liverpool Street.

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**IF YOU LIVED HERE...**

You'll feel instantly at home in your warm, bright, 215 square foot, open plan kitchen and reception room. At the lounge end, light pours in from the French doors and Juliet balcony and the blonde, engineered flooring flows through your dining area and on into the kitchen. Here you'll find a sleek, chrome, integrated chef's oven and white, glossy splashback.

Your 115 square foot bedroom has more of that smooth hardwood underfoot, and is also bathed in light from a huge floor to ceiling window, overlooking the rear of your home. Refresh yourself in the pristine, light-toned bathroom, complete with a stroll in shower, chrome heated towel rail and built in vanity unit with shelving.

Step outside into the heart of Walthamstow and you'll be delighted with all the cultural, leisure and entertainment options on offer. Take a short wander along to the Village and work your way along Orford Road, tasting delicious bites at independent

restaurants such as Eat17 or Orford Road Tapas, supping hand pulled cask ales at The Village Pub or appreciating the latest modern art whilst sampling a quality gin at Mother's Ruin.

**WHAT ELSE?**

- The green, lush, open space of Lloyd Park is just ten minutes' walk from your door, where you can visit the William Morris Gallery or simply relax in the serene, cultivated gardens.
- Spend a day exploring the Blackhorse Lane Beer Mile, starting at cultural hub Big Penny Social and tucking into mouth watering cuisine and quality craft ales at numerous independent restaurants and taprooms, leading all the way to Hackney Brewery.
- Vibrant Wood Street is also worth a visit. Check out their much loved indoor market, for interesting vintage finds.



**A WORD FROM THE OWNER...**

"We've absolutely loved living at 47 Gainsford Road. Not only are we ideally located for trips to Lloyd Park, Walthamstow Village or to the breweries near Blackhorse Road, but we're also part of a really close-knit and supportive community in our block of flats. There's never a time when you feel lonely living here as there's always a friendly face to bump into on the stairwell or out in the communal gardens. We've enjoyed BBQs with neighbours in the summer and have even reaped the benefits of delicious vegetables grown in the communal veg patches. Being just 10mins walk from Walthamstow High Street and Walthamstow station makes us incredibly well connected to work, family and friends. We'll be sad to leave this gorgeous flat and location behind!"

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