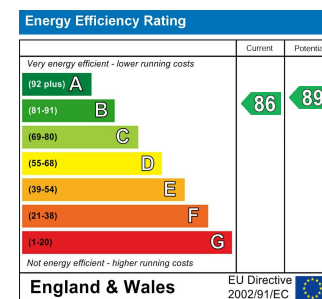




Total Area: 88.3 m<sup>2</sup> ... 951 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## CLEVELAND PARK AVENUE, WALTHAMSTOW

Asking Price £600,000 Leasehold  
3 Bed Apartment - Conversion



### Features:

- Three Bedrooms
- Two Bathrooms
- Arranged Over Two Floors
- Eat in Kitchen
- Beautifully Presented Throughout
- Moments Away from Walthamstow Central
- Proximity to Lloyd Park
- Solar Panels

An immaculate and characterful three bedroom duplex apartment, elegantly laid out over two floors and remarkably located in a wonderful sweet spot between the High Street and Hoe Street, with lush Lloyd Park within easy reach, too.

Lloyd Park is eight minutes' walk and home to landscaped gardens, brooks, cafes, courts, outdoor gym and skatepark. It also plays host to classes including the ever-popular Yoga Me Happy. East of Eden, which also offers yoga (and reformer pilates), is around the corner on Hatherley Mews for whenever you need to do some serious stretching.

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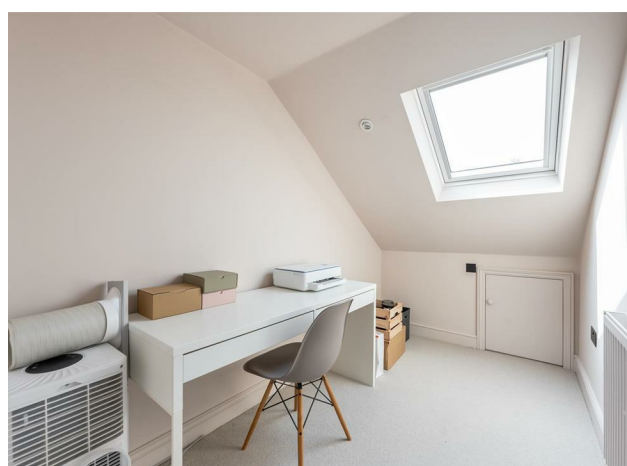
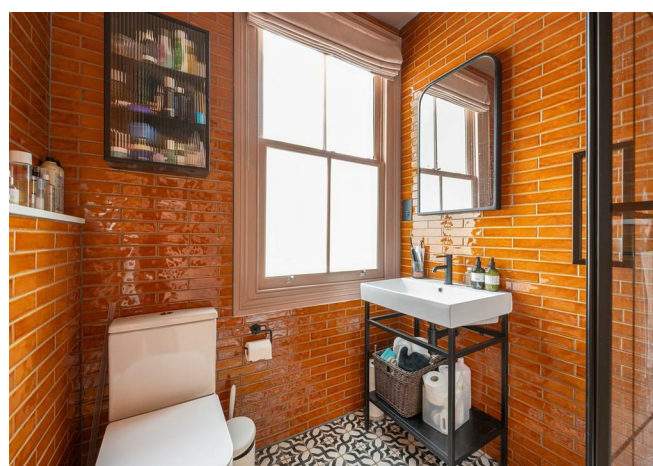
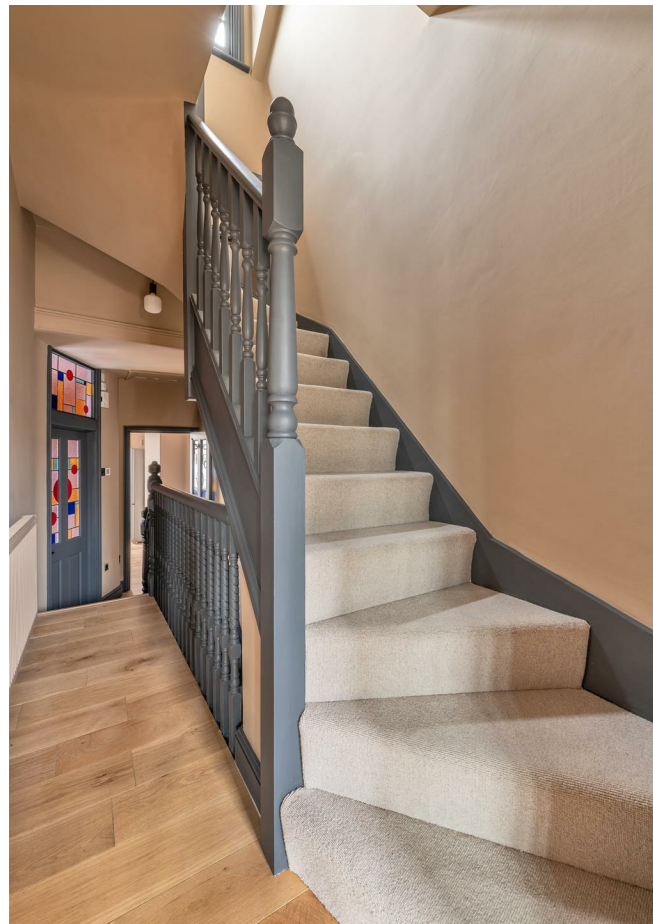
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**IF YOU LIVED HERE...**

You'll be luxuriating in some truly sumptuous surroundings here, with unique designer flourishes at every turn. Your lounge/diner is an expansive 260 square feet with a tower radiator, built-in storage either side of the chimney breast and a box bay window plus secondary sash filling the space with natural light. Bedroom one is next door, a generous double of 125 square feet with integrated storage, honey-toned engineered flooring and a garden view.

Next is the first of your two bathrooms, a splendid space decked out in gleaming floor to ceiling terracotta letterbox tiles, a smart shower cubicle and vintage fixtures and fittings. Plus that truly exquisite stained glass inset on the door. Next up and the kitchen's equally sublime in its gunpowder grey suite of cabinets, a full complement of sparkling appliances and another bay window. Lastly, head up the stairs, following that gorgeous grey balustrade, for a double and single bedroom, both generously-sized and skylit, plus your second bathroom; as effortlessly stylish as its predecessor with glorious terracotta tiles surrounding the tub.

Walthamstow Central station is a mere four minutes away on foot, for direct twenty minute runs to Oxford Circus via the speedy Victoria line and Liverpool Street via the Overground. Head a few minutes eastwards for the leafy environs of Walthamstow Village and its huge choice of high end wining and dining establishments. Every taste is catered for on these peaceful streets (Orford Road was the historic High Street), from classic gourmet pubs, to craft breweries, tapas restaurants and cocktail bars.

**WHAT ELSE?**

- Catching up with friends? We have to recommend The Collab, it's an award-winning craft beer and burger bar serving up local Signature Brew beverages and We Serve Humans food.
- Parents will be pleased to know there are thirty primary/secondary schools within a one mile radius deemed 'Good' or 'Outstanding' by Ofsted.
- Culture vultures will love having Ye Olde Rose & Crown Theatre Pub a quick jaunt away, popular with acts trying out their shows before the Edinburgh Fringe festival. The legendary Soho Theatre will soon be opening a new 1000 seat venue in our Art Deco former cinema.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD

E17 BRANCH MANAGER

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**Reception Room**

17'7" x 14'6"

**Bedroom**

11'10" x 11'4"

**Bathroom**

6'8" x 5'10"

**Kitchen**

10'6" x 11'0"

**Bedroom**

10'6" x 10'9"

**Bedroom**

5'7" x 10'9"

**Bathroom**

6'9" x 5'2"

**Eaves Storage**



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