

Ground Floor

Total Area: 41.3 m<sup>2</sup> ... 444 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Reception Room  
12'7" x 13'9"

Kitchen  
5'11" x 11'5"

Bedroom  
9'11" x 11'5"

Bathroom  
6'6" x 5'6"



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	74
		EU Directive 2002/91/EC	

## BERESFORD ROAD, WALTHAMSTOW

### Offers In Excess Of £250,000 Leasehold 1 Bed Apartment



#### Features:

- One Bedroom
- Ground Floor
- Chain Free
- Private Gated Parking
- Lease Over 100 Year

On the market chain-free, this one-bedroom ground floor apartment is situated a great part of E17, a short stroll from the much-loved Lloyd Park. As well as the enviable location, other highlights include the private gated parking, a long lease, a separate kitchen and reception, and the polished finish throughout..

Need to head into the centre of London? Wood Street station is just one mile away, where the Overground runs direct to London Liverpool Street in around 20 mins. There's even handy interchange for the Victoria one stop down the line at Walthamstow Central.

REQUEST A VIEWING  
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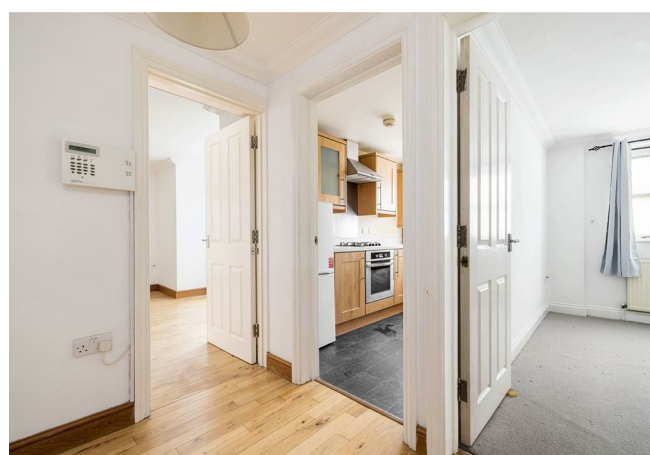
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#### IF YOU LIVED HERE...

With 444 square feet of fresh, polished space, this is a home that you can effortlessly move into, adding your own touches where you want to, but also enjoying the neutral decor as it is. Due to its generous double doors, the reception room has a bright and brilliant feel. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its modern appliances and plentiful units. The double bedroom is spacious, while next door you'll find your spotless bathroom, with its eye-catching monochrome floor and an over-tub shower.

As for the location, Walthamstow's lovely Lloyd Park is only a few minutes away on foot, while Epping Forest is just a short stretch further. You're also within easy reach of Fellowship Square, home to the newly developed fountains - excellent for splashing about in on a hot day, as well as checking out the local event programme organised by the borough, such as big sport screenings and cultural activities

The brilliant coffee shop Ruttle & Row is nine minutes away, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique

Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine. Head in the other direction for The Dog & Duck, a family friendly gastropub - four mins from your front door. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just 13 minutes from your door.

#### WHAT ELSE?

- You're only a 20 minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- The 950-seat Soho Theatre Walthamstow is set to open later this year/early 2025, and it's only 1.2 miles from your home.
- For a true sense of community, head to see the mighty Walthamstow FC in action. Their home ground is a short stroll away, and their sponsors Exale provide the beer. It's a great place to get a true sense of the local community.



#### A WORD FROM THE OWNER...

"Orwell House is close to Lloyds Park and the local Wellbeing centre and has good bus routes to Walthamstow central in 10 mins. The flat has been a buy to let and meets all current standards such as Landlord Licence, EIRC for electrics etc. managed by Stow Brothers who ensure gas certification etc is completed annually and repair defects tenants may have in the flat as soon as possible."

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