

Orwell House, E17
Approx. Gross Internal Area 467 Sq Ft - 43.38 Sq M



Bedroom
13'9" x 13'1"

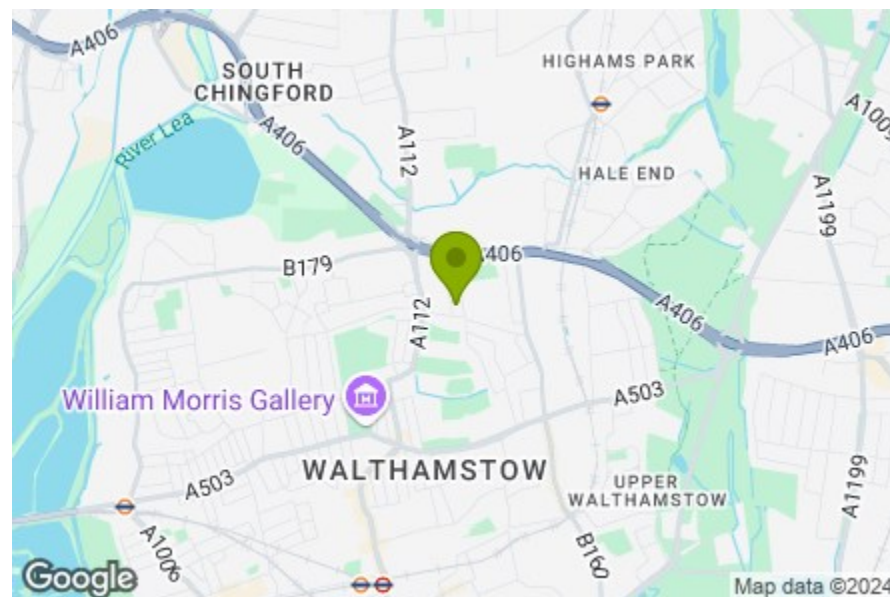
Bedroom
11'6" x 9'10"

Kitchen
11'6" x 5'11"



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 29/7/2024

THE STOW BROTHERS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	78
(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	



BERESFORD ROAD, WALTHAMSTOW

Offers In Excess Of £250,000 Leasehold 1 Bed Flat



Features:

- No Chain
- One Bedroom Flat
- First Floor
- Private Parking
- Communal Gardens

On the market chain-free, this one-bedroom first floor apartment is situated a great part of E17, a short stroll from our much-loved Lloyd Park and the fantastic development around Fellowship Square, including the fountains and the new Henry Moore sculpture. As well as the enviable location, other highlights include the separate reception room and kitchen, private parking, communal gardens and the smart 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.

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0203 369 1818

E8, E9, E5, N16, E3 & E2
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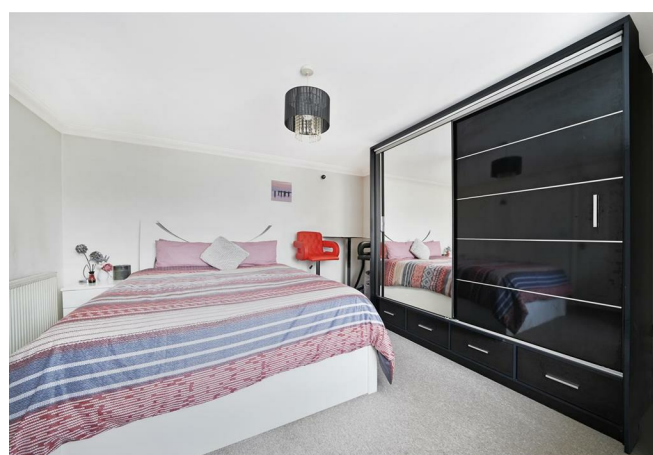
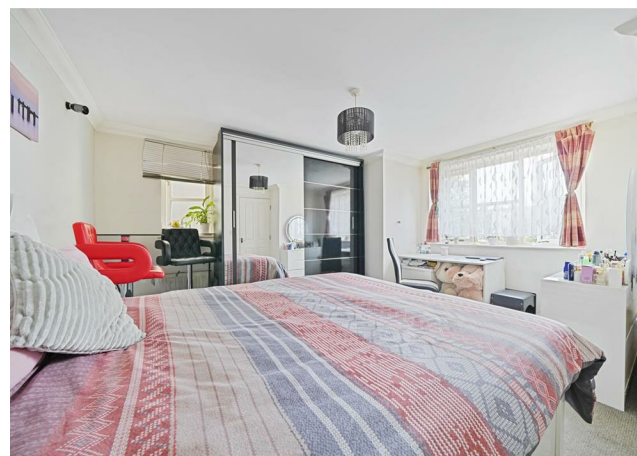
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IF YOU LIVED HERE...

With 467 square feet of polished space, this is a home that you can breezily move into, adding your own personality where you want to, but also enjoying the neutral decor as it is.

The reception room is bright and spacious, while the kitchen is smart and modern, with its contemporary appliances and plentiful units. The bathroom fits the same theme, with glossy tiles and over-tub shower. Meanwhile, the bedroom is spacious and polished, perfect for relaxing in and getting some slumber.

As for the location, Walthamstow's glorious 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 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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