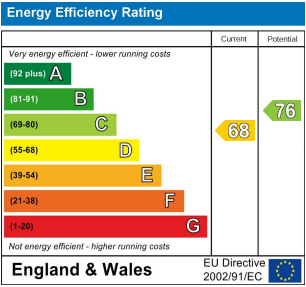


Total Area: 43.5 m<sup>2</sup> ... 469 ft<sup>2</sup>

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.



EDWARD ROAD, WALTHAMSTOW  
Offers In Excess Of £400,000 Leasehold  
1 Bed Flat



Features:

- One Bedroom Ground Floor Flat
- Blackhorse Road Location
- Beautifully Presented
- Long Lease
- Private Section of Rear Garden

With the perfect balance of traditional charm and contemporary convenience, this one-bedroom ground floor apartment has been lovingly restored, with the private section of the rear garden and dine-in kitchen amongst the many highlights.

Located around 10 minutes on foot from Blackhorse Road station, it also offers excellent transport options, plenty of access to nature such as the Walthamstow Wetlands, and top class food and drink-based amenities, too.

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0203 397 9797

E18 & IG8  
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0203 369 1818

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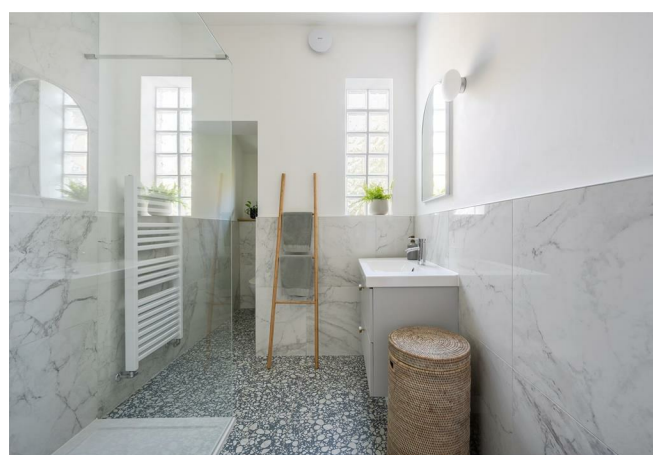
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#### IF YOU LIVED HERE...

Behind that classic facade, you'll find a fantastic home covering 469 square foot. From top to bottom, it's all been beautifully finished with a timeless design that will carry the wow factor for a long time to come.

Your reception is beautifully bright thanks to the generous bay window, meaning the immaculate decor and traditional-style floorboards are showcased in all their glory. Touches such as the column radiators, bespoke shelving and restored fireplace surround will be much appreciated. Next up, your bedroom's a great size with a garden view and an immaculate palette. There's another column radiator here, as well as soft carpeting. Admire the smartly designed hallway storage as you head to your dine-in kitchen, where you'll find more stylish design, as well as plenty of storage within the eye-catching blue units and gorgeous parquet underfoot. Open the door to step out into your garden which has been masterfully landscaped, with decking and custom planters. Lastly, your bathroom's sublime with marble-style large format tiling, a sleek walk-in shower and stylish fittings.

As for beyond, you've got a surprisingly large amount of green space nearby. The much-loved Walthamstow Wetlands is a short stroll away. As for urban perks, you're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and

Big Penny Social - all have a packed event calendar. Even closer to home you'll find True Craft bar and pizzeria, as well as the dynamic box park-style social hub CRATE.

SlowBurn, which was recently named one of the Guardian's essential restaurants to 'try right now', is around 16 minutes on foot, while the impressively designed bouldering studio Yonder is even closer.

Need to escape beyond E17? Blackhorse Road station's a 10 min short stroll away for the super fast Victoria Line, putting Oxford Circus and the West End within half an hour door-to-door. St James Street Overground is as close and will get you straight to Liverpool Street just as quickly. The cycling infrastructure is great too.

#### WHAT ELSE?

- Situated in Walthamstow Pumphouse Museum - a mere 12 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly open Forest Cinema.
- Just eight mins away you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some delicious takeout and soak up some culture worth bragging about.



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

"We have loved living in this area over the last ten years. Edward Road is such a peaceful, pretty, tree-lined street with such lovely neighbours and a great sense of community. Having the marshes and Walthamstow Wetlands just around the corner has given us so much pleasure with so many of our weekends spent wandering through the green spaces along the canal. The flat is right in the middle of Blackhorse Road and St James Street stations. Both being 10mins walk away. In one direction we have Beaten By A Whisker, Crate and the many great food options around St James Street station. In the other direction there are all of the amazing craft breweries of the Blackhorse Beer Mile. We will really miss this flat when we leave and we hope that the new owners enjoy it as much as we have!"

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