

lounge  
18'4" x 11'5"

Kitchen  
11'1" x 8'6"

Bedroom  
16'0" x 11'5"

Bedroom  
12'9" x 12'1"

Bathroom  
11'1" x 6'2"

TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

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  
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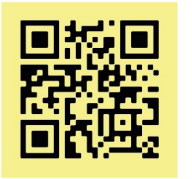


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	71
		EU Directive 2002/91/EC	



## FOREST RISE, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Flat
- Top Floor
- Art Deco Building
- Overlooking Hollow Ponds
- Fitted Kitchen
- Sash Windows
- Long Lease
- Chain Free

Housed in a wonderful Art Deco block, this lovely light and airy two-bedroom flat combines both traditional and contemporary decor. Lovingly brought back to life by its current owners, the flat has exceptionally generous, light-filled rooms. On entering the property, the wide hallway not only adds to the feeling of space, but also includes lots of very useful built-in storage. Having an eat-in kitchen is a real bonus too, as the living room can be used solely for relaxing, and with both bedrooms being very generously sized, the second bedroom could easily be used as a study for anyone wishing to work from home.

The property is nestled close to the forest, and overlooks the open spaces of Hollow Ponds, yet is a short walk from Wood Street Rail Station, several bus routes, and is a within easy walking distance of Snaresbrook underground station. There is also plenty of residential parking available in the grounds.

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A WORD FROM THE OWNER:

We really wanted to eek as much space from our budget as possible and this flat fitted the bill, not only was it the biggest we saw by far, it just had such a lovely, light feeling when we walked in. The location is great for long walks in the forest and the occasional boat ride too on the ponds- but is so close to the station. It's been a labour of love over many years.

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