

Total Area (Excluding Balcony): 59.5 m² ... 641 ft²
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.

Hallway Storage

Reception
13'11" x 11'7"

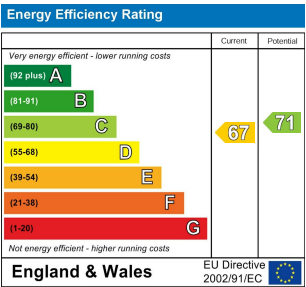
Balcony

Kitchen
7'9" x 10'11"

Bedroom
13'11" x 10'2"

Bedroom
7'9" x 13'6"

Bathroom
5'10" x 8'5"



WOOD STREET, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Split Level
- No Chain
- Close to Wood Street Station
- Own Balcony

This charming 641 sq ft, 2-bedroom property set back from the road, offers an unbeatable blend of cozy living and fabulous neighbourhood perks. Situated in the heart of the sought-after Wood Street area, this modern split level duplex space is surrounded by independent cafes, artisan shops, and a vibrant community atmosphere. With a supermarket literally just steps away, you'll find making those last-minute grocery runs or meal planning has never been more convenient.

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IF YOU LIVED HERE

Approach this modern brick property from the outside via a sturdy, black metal staircase that directly leads to your front door lending a sense of privacy and security. Inside, you'll find a handy storage cupboard to the right, perfect for keeping coats, bags, and shoes tucked neatly away, as well as additional storage under the stairs for your convenience. The kitchen is located at the front of the property, featuring warm, beach wood cabinetry paired with neutral, bleached wood flooring. There's ample space for all essentials, including a washing machine and a large freestanding fridge. The front-facing window allows natural light to fill the space, creating a bright and pleasant environment for cooking and entertaining.

The generously-sized reception room at the rear of the property is flooded with light from floor-to-ceiling windows and double doors that open onto a private balcony—a perfect spot to watch the world go by below. Alcove shelving offers space for books, decor, or storage, while subtle downlighting provides a warm, ambient glow in the evenings. With ample room for both living and dining areas, this versatile space can adapt to your lifestyle, whether you're hosting friends or enjoying a quiet evening at home.

Pale wooden flooring runs throughout the ground floor before the grey carpeted staircase, with classic wooden spindles, leads to the second floor, creating a soft

transition from the main living area. The second floor houses two spacious double bedrooms, both with pale wood flooring and abundant natural light. The first bedroom, slightly smaller, features a wide window spanning almost the entire room's width. The second bedroom is larger, with built-in storage and an alcove perfectly sized for a desk—a great setup for working from home or creative projects. A wide picture window brings in plenty of light, making this room feel open and welcoming. The bathroom is equipped with a sleek, modern white suite and a combination bath and shower, providing flexibility and comfort. The neutral finishes create a bright, clean space that's easy to personalise.

WHAT ELSE?

Fantastic transport links nearby include Wood Street Overground Station with direct services to London Liverpool Street in 20 minutes, ideal for City commuters or to Walthamstow Central for easy access to the Victoria Line. Nearby Buses to Leyton, Chingford, and Stratford, make it easy to get around locally without a car.

Wood Street's charms don't stop with its many independent cafes and eateries, discover too, its Indoor market - a local secret housing everything from vinyl records and vintage clothing. For the creative minded, the area also has a rich artistic culture, with creative hubs like Gods Own Junkyard and the William Morris Gallery set in the surrounding greenery of Lloyd Park, there's no lack of new favourites to discover all within walking distance.



A WORD FROM THE OWNER...

"Wood Street is buzzing these days with lots of new shops, cafes and restaurants. It's great to be above a really useful and friendly grocers which is open 24/7 so the area always feels well lit and secure even if you're coming home late. There's a large attic for storage which goes all the way from front to back of the block."

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