

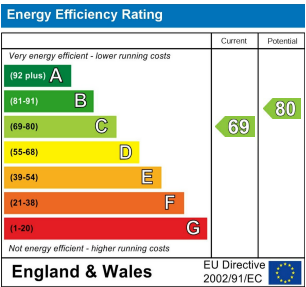
Reception
25'3" x 11'3"

Kitchen
11'3" x 7'3"

Bedroom
17'1" x 11'7"

Bedroom
14'6" x 9'11"

Bathroom
11'3" x 7'11"



CLARENCE ROAD, WALTHAMSTOW

Offers In Excess Of £499,995 Leasehold
2 Bed Apartment



Features:

- Large Two Bedroom Apartment
- First Floor
- Short walking distance to Blackhorse Road Station
- Garden
- Easy Access to Walthamstow Wetlands
- Rarely Available

Set on the first floor of a period property in a residential yet thriving part of E17, this two-bedroom apartment is a real treasure thanks to its spacious layout, ample storage and abundance of natural light.

Not only are there many fantastic amenities in the direct neighbourhood, Blackhorse Road station is only 16 mins away on foot, where the Victoria line zips directly to Kings Cross in a similar amount of time. Buses are also plentiful, so it's a brilliant base for anyone wanting to enjoy all the perks of London.

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IF YOU LIVE HERE...

It'll take a long time before the novelty of walking up to your classic brick-fronted home wears off. Head up to the first floor and step into your reception room, which has an abundance of natural light thanks to the generous windows. There's plenty of space for dining and lounging, and you'll appreciate that the separate kitchen is smart and modern, with clever storage and a handy breakfast bar - perfect for sipping a coffee and gazing out the window. The bathroom is just as neat, with sleek tiling, an over-tub shower and a vanity basin. The front bedroom is a great size with in-built storage, while the rear one is another bright double.

As for the area, not only is this part of E17 a hub for coffee shops, bars and eateries, there's an abundance of green space; the Walthamstow Wetland, Lloyd Park and Higham Hill Park are all a short stroll away.

You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's most exciting craft beer breweries, bars and street food. Hackney Brewery is just five minutes on foot. Head slightly further south for Exale, Signature Brew and the epic Big Penny Social.

As for food and drink-based perks, SlowBurn, which was recently named one of the Guardian's essential restaurants to 'try right now', is 0.4 miles away, while the UK's first dedicated brandy house, Burnt Faith, is a similar distance

As well as having the Victoria line, Blackhorse Road station is served by the Overground, which zips between Gospel Oak and Barking, so great for day trips to Hampstead Heath or the Essex seaside.

WHAT ELSE?

- Looking for some creative inspiration? Head just 0.4 miles to Blackhorse Workshop, a studio where you can sign-up for fantastic part-time courses such as frame making and woodwork.
- Walk towards Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly opened Forest Cinema.
- Within a few months you'll also be able to enjoy the benefit of being just over a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to place culture at the heart of its communities (one of the reasons we love Walthamstow so much).



A WORD FROM THE OWNER...

"I have been at No. 87 Clarence Road for 26 years and have enjoyed the many benefits from what is a very spacious and unique 1st floor apartment. Initially it was bought to enable family to stay when they were young. Those members of the family have now grown up and have children of their own and have moved out of London. I am now aged 65, and I am keen to move closer to my family and have my property all on one level. I have enjoyed the many benefits of this spacious flat including excellent Transport links with Blackhorse Road station (Victoria Line) only 12 minutes walk away. There is a 24-hour bus service at the bottom of the road (Blackhorse Lane) which is route 158 between Stratford and Chingford Mount. There is a bus service at the top of the road, (Higham Hill Road) which is the W15 which runs from Higham Hill through to Hackney Central, calling via Whipps Cross Hospital. It was comparatively recently that the gates were opened to the beautiful reservoirs which are Walthamstow Wetlands, the entrance to which is literally at the bottom of Clarence Road. One can enjoy walks, or cycle, through this marvellous expanse of natural beauty which acts as a handy cut through to Tottenham Hale, providing overground trains to Stansted Airport amongst other destinations. There is a Co-op store five minutes walk away along with a children's park / play area as well as tennis courts."

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