

Bathroom
6'6" x 6'2"

Kitchen
10'9" x 6'6"

Hallway

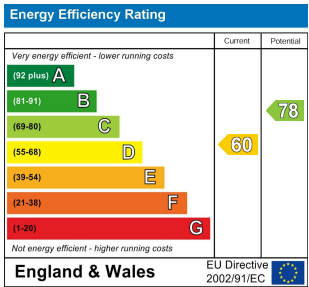
Bedroom
11'1" x 9'10"

Lounge
15'8" x 11'5"

TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 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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WOODLANDS ROAD, WALTHAMSTOW

Offers In Excess Of £250,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Flat
- Close To Wood Street Station
- Quiet Residential Turning
- Situated In Block Of Flats
- Short Walking Distance to Epping Forest

Situated within a tidy, modern low-rise block in a peaceful residential street, this well-presented one-bedroom flat offers a superb combination of comfort and convenience. Ideally located, it's just a short stroll from Wood Street and its mainline station, providing quick connections to Liverpool Street and the Victoria Line at Walthamstow Central. With easy access to some of London's finest green spaces, you'll find yourself perfectly positioned to enjoy the best of both city living and nearby tranquil green retreats.

REQUEST A VIEWING
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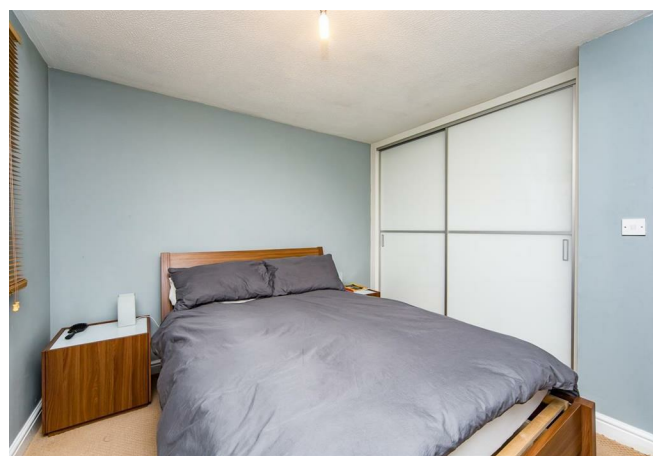
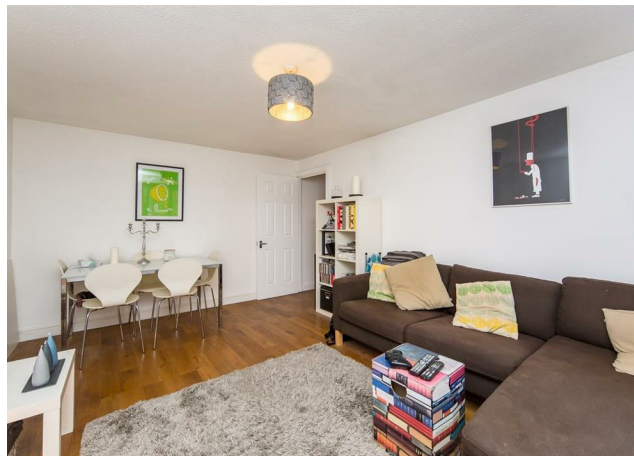
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IF YOU LIVED HERE...

Welcome family and friends into your expansive 170-square-foot lounge, where broad engineered floorboards create a warm foundation, pristine white walls enhance the sense of space, and a cosy dining area await for shared meals and conversations. The bedroom is a generously sized 110-square-foot double, complete with plush carpeting, a convenient built-in double wardrobe, and an abundance of natural light to brighten your mornings.

Step into the kitchen, where a sleek white suite is complemented by timber worktops, recessed spotlighting, and a serene leafy green view that brings the outside in. Your bathroom is a tranquil retreat, adorned in calming teal blue tones with sparkling white tiles, sandstone flooring underfoot, and a mirrored cabinet for added functionality. The combination bath and shower provide the perfect balance—whether you're in the mood for a long, relaxing soak or a quick refresh before heading out.

WHAT ELSE?

- Wood Street, E17, is a vibrant and diverse area that offers something for everyone. The charming Wood Street Indoor Market lies at its heart, where you'll find quirky independent shops, vintage treasures, and artisan cafes. Nature lovers will appreciate the proximity to Epping Forest, offering endless opportunities for walks, cycling, and outdoor adventures, while the serene Hollow Ponds provide a perfect spot for hiring a row boat or having a picnic.
- For those who enjoy a lively social scene, the area boasts an array of trendy pubs, restaurants, and coffee spots, such as the ever-popular The Duke and Marilyn's Cafe. Culture enthusiasts can explore the local art scene and enjoy live performances at the nearby William Morris Gallery set in Lloyd Park with its array of civic amenities.
- With excellent transport links, including Wood Street Overground Station, you're just a short commute from the buzz of central London while enjoying the charm and creativity of this thriving East London neighbourhood.



A WORD FROM THE OWNER...

"In the time I've owned the flat I've seen the area transform from a quiet off-the-beaten track part of Walthamstow to a vibrant, exciting area. The once greasy spoons have been replaced by craft beer shop, cafés and deli's and you're only a 10 minute walk from Walthamstow Village for even more great places to go out. Plus, transport is super easy for getting into Liverpool Street or connecting with the Victoria line."

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