

Total Area: 30.9 m² ... 333 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.

Reception
9'6" x 14'0"

Kitchen
8'2" x 4'7"

Bedroom
8'2" x 9'2"

Bathroom
4'9" x 7'10"



GREEN POND CLOSE, WALTHAMSTOW

Offers In Excess Of £250,000 Leasehold
1 Bed Studio

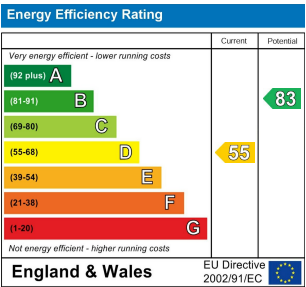


Features:

- Studio Flat
- Well Presented
- Short walking distance to Blackhorse Road Station
- Easy Access to Lloyd Park

Perfectly placed on a quiet cul-de-sac between Lloyd Park and Blackhorse Road, this bright and stylish one-bedroom studio apartment has been cleverly designed, from the separate kitchen and bedroom area to the built-in storage and contemporary bathroom with utility space.

It's just 15 minutes on foot to Blackhorse Road station, where the Victoria line nips directly to Kings Cross in the same time. But of course, you don't need to leave E17 to have a fantastic time - this particular area attracts visitors from all over the capital...



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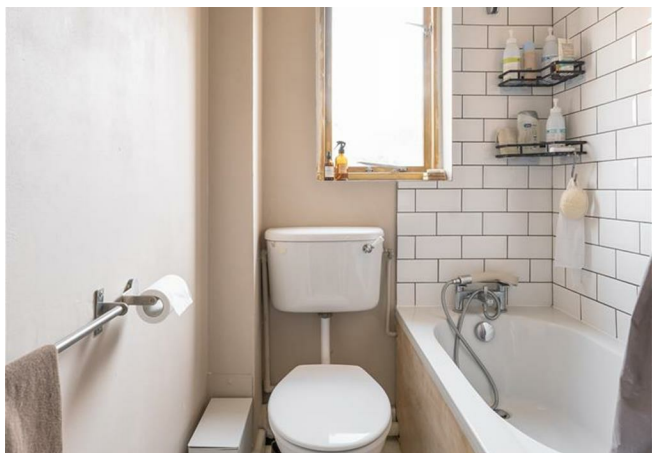
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IF YOU LIVED HERE...

Coming in at 333 square foot, this well-designed home packs in a separate kitchen and self-contained bedroom area, while considered features such as the partition curtain and utility area in the bathroom bring even more space-saving convenience. The decor is a thoughtful palette of neutral, while the bright Formica-style counters and stainless accents in the kitchen bring a touch of character - similar to the cheery charm found in the bathroom.

Lloyd Park is just a short stroll away, bursting with perks including the two cafes (one of which is currently operated by the ever-popular Deeney's), the charming William Morris Gallery, a skatepark, playground, tennis courts and dog enclosure.

Head towards the Bell junction and Hoe St beyond, and you'll come across some of the excellent independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant YardSale, and the much-loved Ye Olde Rose & Crown pub.

Head ten mins north and you'll find Tavern on the Hill, a grand old pub with a rotating food menu that attracts visitors from across the capital. A similar distance away, you've got SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', while the UK's first dedicated brandy house, Burnt Faith, is even closer. Then there's the Blackhorse Road Beer Mile beyond that. Basically put, when

you're not relaxing at home, you're going to be busy.

Want escape further afield? As well as giving you access to the Victoria line, Blackhorse Road station offers the convenience of using the Suffragette line of Overground, which zips between Gospel Oak and Barking (great for day trips to Hampstead Heath or the Essex seaside). Buses are plentiful too.

WHAT ELSE?

- By May 2025 you'll also be able to enjoy the benefit of being just one 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 reason's we love Walthamstow so much).

- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.

- Just 12 mins away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. You can also order a changing selection of small sharing plates and wine by the glass at the bar. Five minutes beyond that, you've even got an original Banksy, preserved within the Bonners fish and chip shop signage.



A WORD FROM THE EXPERT.....

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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