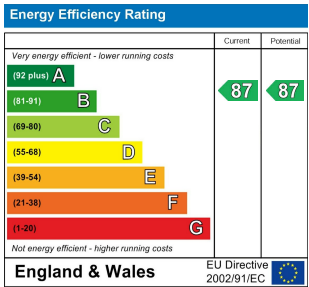


Second Floor

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

- Shower Room  
7'10" x 4'10"
- Kitchen / Reception Room  
27'4" x 11'2"
- Balcony  
10'5" x 7'1"
- Bedroom  
12'10" x 9'5"
- Bedroom  
13'10" x 9'6"
- Bathroom  
7'6" x 5'10"



## SOUTH GROVE, WALTHAMSTOW

### Offers In Excess Of £500,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Immaculately Presented
- Open Plan Kitchen / Living Area
- Next to St James Street Station
- Private Balcony
- Concierge Service
- Bicycle Storage

Perfectly positioned on the second floor of a contemporary complex in the heart of sought-after Walthamstow is this charming two-bedroom apartment. Stylish throughout, complete with chic furnishings and modern finishes, this home is a true metropolitan escape.

Appointed moments from St James Street station and its many amenities as well as within walking distance of Walthamstow Central, you'll have E17's best offerings on your doorstep.

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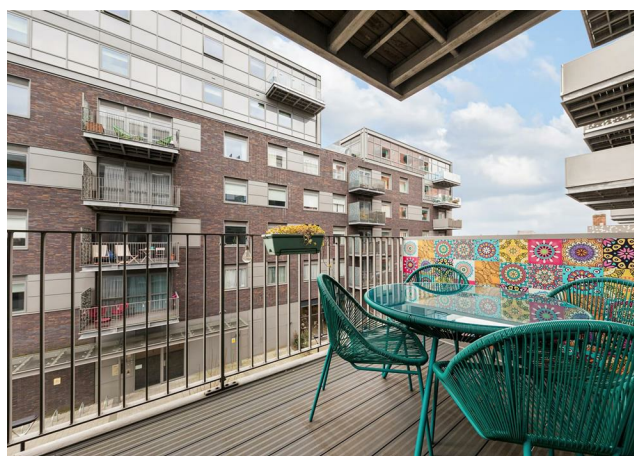
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#### IF YOU LIVED HERE...

An immaculately presented two-bedroom apartment, nestled in a contemporary residential complex amidst Walthamstow's many amenities. A true urban escape in the heart of E17 complete with carefully curated décor and cosy furnishings. With a beautifully designed open-plan kitchen and reception area, the space is flooded with natural light and enhanced by stylish interiors and sleek wooden flooring, creating an ideal setting for both relaxation and entertaining.

The well-designed kitchen boasts integrated appliances and ample storage, seamlessly flowing into the living area that extends onto a private balcony, a perfect retreat to unwind while enjoying the vibrant surroundings. Beyond the kitchen-diner space, you have two sizeable bedrooms also complete with stylish interiors and awash with natural light, offering perfect retreats after a long day.

Residents of this sought-after development benefit from a concierge service, secure bicycle storage, and a welcoming communal atmosphere. The apartment is positioned within easy reach of Walthamstow Wetlands and Lloyd

Park, offering verdant green spaces ideal for leisurely weekend strolls. Nearby, the buzzing Crate St James, home to a multiplicity of local vendors as well as Walthamstow Village provide an eclectic mix of independent shops, artisanal cafes, and lively eateries, ensuring a dynamic yet convenient lifestyle.

Perfect for commutes, you have excellent transport links on your doorstep, including Overground connections from St James Street and Victoria Line access at Walthamstow Central, commuting into the City and beyond is seamless. This home encapsulates modern living as it perfectly balances style, comfort, and connectivity in one of East London's most thriving neighbourhoods.

What else? Enjoy weekends at one of Europe's longest outdoor markets, situated on the renowned Walthamstow High Street, a mere five-minute stroll away. There you'll be able to enjoy a plethora of locally sourced produce at their weekly Farmers' Market. Chequers will be your new local, an E17 hotspot which fames itself as a "Beer-centric pub", complete with a small patio, serving unusual cask ales from small breweries as well as an extensive pub menu to choose from.



#### A WORD FROM THE OWNER...

"This flat has been the perfect space for entertaining friends, hosting family, quiet nights in, and raising our boy. Commuting is a breeze with St James station just around the corner and Walthamstow Central up the road. We're spoilt for food and drink with Curious Goat, Beaten by a Whisker, Weirdough, True Craft and everything on offer at Crate all within a couple minutes walk. The flat itself is quiet and spacious but still cosy, and we've always felt safe here. Being a new build, it's been very low maintenance, and only having to turn on the heating a handful of times a year is a testament to how well insulated it is. We love living here and everything Walthamstow offers, but with our little boy changing our priorities, now feels like the right time to move closer to family, so after 5.5 amazing years we'll be sad to leave, but hope the next owners have just as incredible a time as we have here."

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