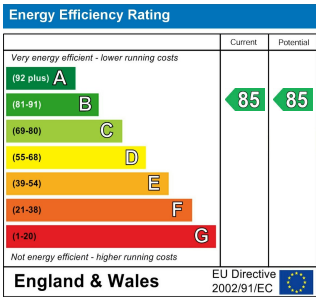


First Floor

Total Area: 87.1 m² ... 938 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



TROUBRIDGE SQUARE, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
3 Bed Flat



Features:

- Three Bedrooms
- Well Presented
- Moments from Wood Street Station
- Modern Development
- Private Balcony
- En-suite to Main Bedroom

Set within a modern development just moments from Wood Street Station, this welcoming three-bedroom apartment offers a lovely balance of space, style, and convenience. The open-plan living area is bright and airy, leading out to a private balcony that's ideal for relaxing or entertaining. With an en-suite to the main bedroom and thoughtful touches throughout, it's a home that feels both contemporary and comfortable —perfect for anyone looking to enjoy the best of Walthamstow living with excellent links into the city.

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0203 397 9797

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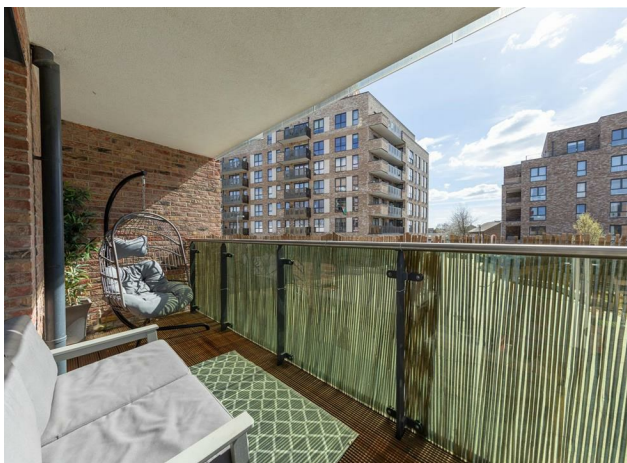
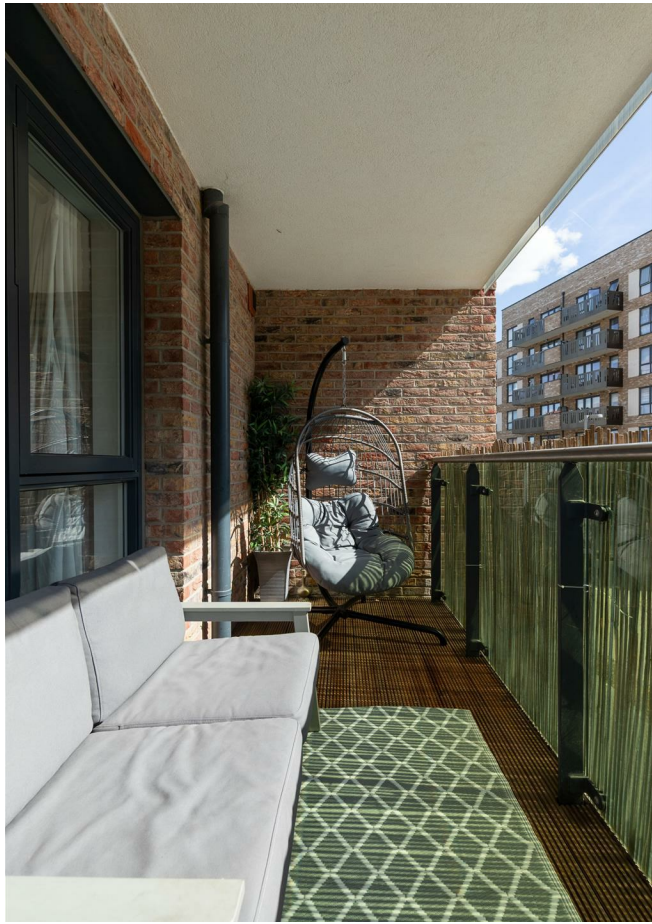
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IF YOU LIVED HERE...

Step into a wide and welcoming hallway with room for a decorative sideboard and two useful storage cupboards to keep things neatly tucked away. Soft chocolate brown oak laminate flooring flows into the main living space, creating a warm, cohesive feel.

The kitchen and reception room is light-filled and spacious, with multiple windows and a glazed door opening onto a south-facing balcony that brings in an abundance of natural light. Soft-toned cabinetry, integrated appliances, and under-cabinet lighting create a gentle, modern look, while a built-in cupboard adds extra storage. There's plenty of room to relax, dine, and entertain with ease.

The south-facing balcony provides a bright, sunny spot that enjoys natural light for much of the day. It's a quiet place to sit with a coffee and simply enjoy a bit of calm from the comfort of home.

The bathroom is finished in soft, earthy tones, with tiled walls and flooring creating a calm, unified atmosphere. A bath with overhead shower offers versatility, while a large mirrored cabinet provides style and practical storage. Modern fixtures complete the space with a clean, contemporary touch. The main bedroom has its own en-suite shower room, echoing the modern feel of the main bathroom. A built-in mirrored wardrobe adds both storage and a sense of space. The second bedroom is generously sized, while the third, though more compact, still offers great flexibility—ideal as a bedroom, guest room or home office. All three rooms enjoy south-facing windows,

with plush light grey carpeting adding warmth and softness underfoot.

The communal gardens offer a welcoming extension to your home, with thoughtfully maintained green areas and a dedicated playground, perfect for little ones to enjoy. Whether you're looking for a quiet spot to read, a place for children to play, or just a bit of fresh air, these shared spaces add a relaxed, family-friendly feel to the development.

Close by, Wood Street Indoor Market brings vintage charm and creative energy to the neighbourhood. Not far beyond, God's Own Junkyard dazzles with neon art in a one-of-a-kind warehouse setting. And when it's time to unwind, Leyton Flats and the wider Epping Forest offer open green spaces and woodland walks. Families will be pleased to find well-regarded schools nearby, including the outstanding Woodside Primary Academy—just one of many reasons this area is such a popular place to call home.

WHAT ELSE?

Wood Street Station is just a short walk away, providing quick Overground connections into the city. Walthamstow Central is also within easy reach, giving you access to both the Victoria Line and the Overground. Around the station, the High Road is always buzzing—with a mix of high street shops, cafés, bakeries, and markets bringing a lively, everyday energy to the area.



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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Kitchen / Reception Room

19'7" x 17'2"

Bathroom

6'11" x 6'10"

Bedroom

12'7" x 9'6"

Bedroom

12'7" x 7'3"



Bedroom

16'7" x 9'1"

Ensuite

Balcony

16'2" x 5'1"



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