

Total Area: 55.1 m<sup>2</sup> ... 593 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

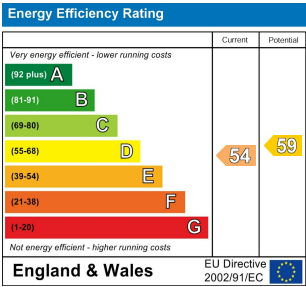
Reception Room  
13'11" x 11'11"

Kitchen  
8'5" x 8'4"

Bathroom  
5'6" x 6'9"

Bedroom  
9'10" x 13'0"

Bedroom  
10'10" x 6'6"



## RAGLAN ROAD, WALTHAMSTOW

£1,595 Per Calendar Month

2 Bed Apartment - Purpose Built



### Features:

- Available Now!
- Two Bedrooms
- Newly Renovated
- Unfurnished
- Off Street Parking (First Come First Serve basis)
- Close to Wood Street Station

A bright and spacious two bedroom apartment on the top floor of a modest, low rise contemporary brick-fronted development just five minutes from the wild wide open green space of Epping Forest. Wood Street's ever-evolving range of independent shops, bars and cafes is also within easy walking distance.

Wood Street station is less than half a mile on foot and will get you directly to Liverpool Street in twenty minutes. Alternatively, Walthamstow Central is just one stop in the other direction for West End access via the Victoria Line.

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0203 397 9797





## IF YOU LIVED HERE

You'll be stretching out in the unusually spacious 170 square foot lounge, bright and smart with light blonde hardwood underfoot and a large dormer window. There's plenty of room for hosting gatherings or seated dinners. The kitchen's adjacent, decked out in a bright white suite with timber effect worktop and a full complement of appliances.

Elsewhere the master bedroom's a substantial double of 130 square feet, while bedroom two's a generous single ideal for a child or home office. Your bathroom's a smart

affair in white with marble effect tiles and there's also some handy fitted storage in the hallway and master bedroom.

Outside Epping Forest and Hollow Ponds are mere moments away. The latter, made famous by local boy Damon Albarn, is the most tranquil spot we know for a sunny afternoon – hire a row boat and explore the ponds at your leisure (expect ducks). Stroll on to The Sir Alfred Hitchcock Hotel (another famous local son) and you can enjoy a drink as you watch the sun go down over the woods.



## WHAT ELSE?

- The peaceful, part-pedestrianised streets of Walthamstow Village are just a half mile on foot and home to some of the finest restaurants, bars and gastropubs for miles around. From the cocktail cool of Eat17 to the delicious Sunday Roasts at The Castle there's something for everyone.
- Communal areas are well kept and you have a secure entryphone system.
- Parents will be pleased to learn that you have eighteen primary/secondaries within a one mile radius, all rated 'Good' or better by Ofsted. The 'Outstanding' St Mary's CofE Primary is less than a five minute walk.

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