

Second Floor

Total Area: 54.7 m² ... 589 ft²  
All measurements are approximate and for display purposes only.

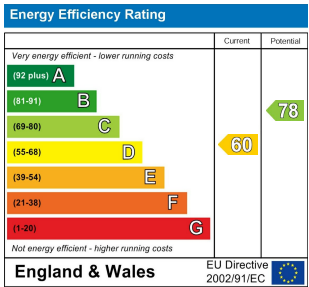
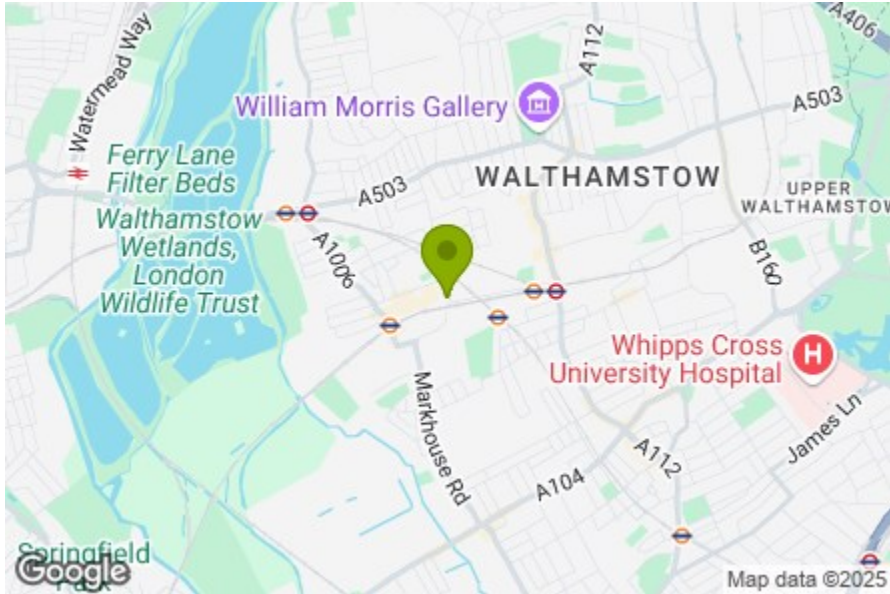
Reception Room  
15'10" x 10'6"

Kitchen  
10'4" x 8'7"

Bedroom  
11'5" x 7'0"

Bedroom  
13'11" x 8'9"

Bathroom  
7'4" x 5'8"



## WILLOW WALK, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Purpose Built Apartment
- Top floor
- Walthamstow Central Location
- Ideal First time Buy
- Long Lease

This smartly presented two-bedroom apartment sits on the top floor of a modern, purpose-built development and comes with that all-important long lease—giving you peace of mind from the get-go. Ideal for first-time buyers.

You're right in the heart of Walthamstow, one of London's most sought-after neighbourhoods. Only a minutes walk from St James Street Station or 7 minutes from either Walthamstow Central (Victoria Line) or Queens Road (Suffragette Line), you can be in Oxford Circus or Liverpool Street in around 20 minutes—perfect for commuters or weekend adventurers alike.

REQUEST A VIEWING  
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### IF YOU LIVED HERE....

Step inside and you're greeted by two built-in storage cupboards, keeping everyday essentials neatly out of sight. Just beyond, the bathroom is ideally located, finished with warm buff-toned tiling and a crisp white suite. Whether you're after a relaxing soak or a quick morning shower, the full-sized bath and shower combo has you covered.

The kitchen and reception flow seamlessly together while still offering a sense of separation. With white cabinetry, wooden worktops and a grey metro-tiled splashback, the kitchen is both stylish and practical. A window over the sink adds a nice touch—natural light and a view while you wash up.

The reception area features soft oatmeal carpeting underfoot, adding warmth and comfort. A recessed window at the front brings in plenty of daylight, creating a light and welcoming space.

Both bedrooms follow the same calming aesthetic, with fitted carpet and soft cream walls for a relaxed, comfortable feel—exactly what you want to wake up to.

Outside, Walthamstow High Street is a mere one-minute walk from a huge range of shops, supermarkets and the nine-screen Forest Cinema, not to mention the

Walthamstow Mall. Further up, you'll find the main thoroughfare of Hoe Street, with a wide choice of independent shops, bars, restaurants and cafes. Peckish? Treat yourself to brunch at the SoDo Pizza Cafe, or try the healthy treats at Le Delice.

### WHAT ELSE?

Walthamstow Central Station has fantastic transport links, including the Victoria and Overground lines, as well as plenty of buses to choose from. With direct 20 mins runs to Liverpool Street and Oxford Circus, putting both the City and West End within easy reach.

Soho Theatre Walthamstow has just opened after a massive restoration and much anticipation the perfect place to catch cutting-edge shows and comedy. The peaceful, leafy oasis of Walthamstow Village, is home to a huge range of independent, artisanal gastropubs, bars and restaurants.

Walthamstow High Street and famous street market – the longest in Europe is within easy reach and with Hoe Street close by, you'll find amazing restaurants, tons of history and some of the best pubs in East London to help convince you, too.

Walthamstow Wetlands, covering 500 acres and Europe's largest urban nature reserve, is 25 min on foot or just 5 mins by bike is the perfect place to escape the city.



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

"We loved living in this flat, with everything right on our doorstep and excellent transport to the rest of London. The local area has improved so much in recent years and it's become a really exciting, vibrant part of the world."

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