



GOLDSMITH ROAD, LONDON
£2,195 Per Calendar Month
2 Bed Flat



Features:

- Available Now!
- Two Bedrooms
- Period Conversion
- Newly Renovated
- Private Garden
- Additional WC
- Close to Blackhorse Road Station
- Plethora of Amenities on Your Doorstep



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-68) C		
(55-58) D		
(49-54) E		
(41-48) F		
(31-39) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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IF YOU LIVED HERE...

You'll be chilling out in the delightful lounge/diner, a bright, airy space of just under 140 square feet, that opens out onto your private garden with gorgeous hardwood flooring underfoot. It's ideal for entertaining of all kinds.

Both bedrooms are a decent size, one large double just shy of 115 square feet and the other just shy of 70 square feet with quality never sacrificed to quantity. This property further benefits from a stylish bathroom, with sage green metro tiles in the shower, following on from the sage theme in the kitchen, in as well as an additional WC.

Design & Decor is warm and welcoming throughout, while the rear garden is an appealing mix of patio and plants, secluded by plenty of screening greenery.

Outside Blackhorse Road station is just a half mile away on foot, and will get you directly to Oxford Circus in just 20 minutes via the Victoria Line. Alternatively just one stop in the other direction is Walthamstow Central, for fast, direct access to The City, as well as the Empire Cinema and Walthamstow Mall.

Out and about you are on the doorstep of the infamous 'Blackhorse Beer Mile'. There is a lot more to offer there than just beer, with regular comedy nights, music and community events all happening in the various taprooms and breweries on this vibrant strip. You are also super close to Yonder, an indoor climbing centre with yoga studios and co-working space. It's a great spot for home-working.



WHAT ELSE?

- The network of reservoirs that lead to Walthamstow Wetlands are basically on your doorstep. The Wetlands is a 211 hectare nature reserve and community space that hosts regular talks and activities and a wonderful resource to have close by.
- Parents will be happy to learn of the wealth of excellent nurseries and schools in the area for children of all ages, of note are the Ofsted Outstanding Eden Girls School and local favourite Hillyfields Primary.
- Tavern on the Hill recently made headlines for its Caribbean inspired roast served up by kitchen residents Jamshack. This in part led to it being crowned 6th in the top 10 pubs in London by Time Out, and the bonus is that it's a mere 6 minute walk from your door; just make sure you book to avoid disappointment!

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