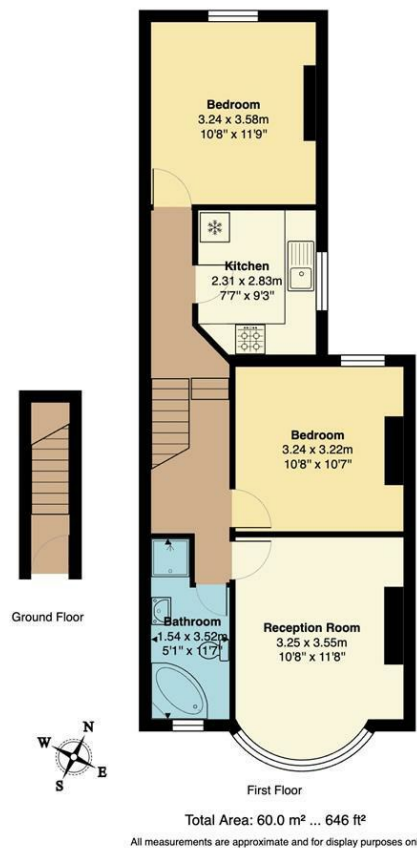




Reception Room
10'7" x 11'7"

Kitchen
7'6" x 9'3"

Bedroom
10'7" x 10'6"

Bedroom
10'7" x 11'8"

Bathroom
5'0" x 11'6"



SPRUCE HILLS ROAD, LONDON
£1,850 Per Calendar Month
2 Bed Apartment - Conversion

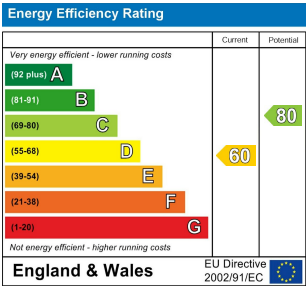
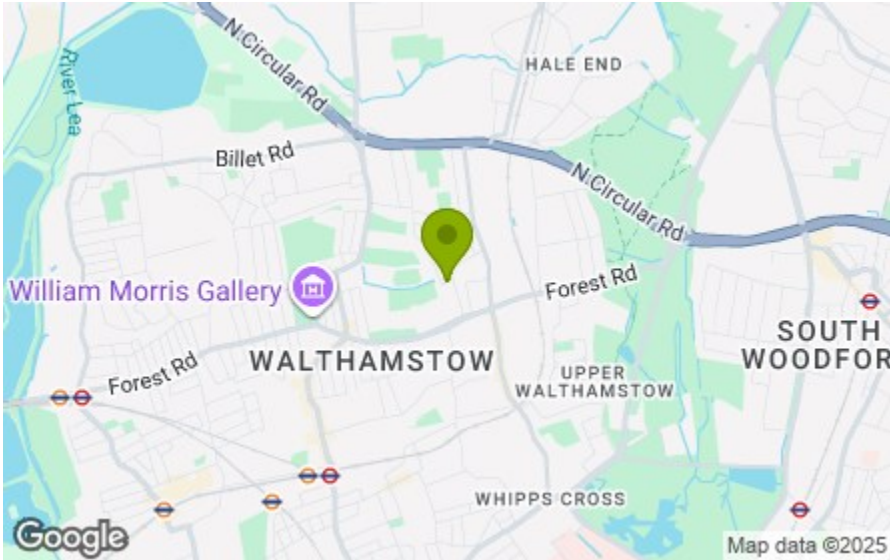


Features:

- Available Now!
- Two Bedrooms
- Period Conversion
- Recently Redecorated
- Large Reception
- Quiet Residential Street

An exceptionally well presented two bedroom first floor period conversion, with a seamless mix of vintage features and smart contemporary fixtures. All that plus it's enviably close to Wood Street and Walthamstow Village. Both just moments away.

The multi million pound sports facilities of the Waltham Forest Feel Good Centre are barely five minutes walk across Chestnut Fields. Whatever your sport of choice you'll find your fitness needs well served here.



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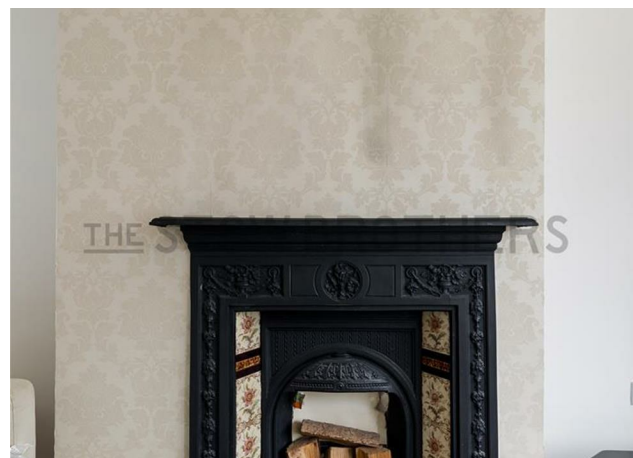
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IF YOU LIVED HERE...

Your front reception comes in at a spacious 120 square feet, flooded with natural light from that beautiful bow window with its widescreen views of the street. An imposing vintage hearth sits in the classically wallpapered statement chimney breast, grey carpet runs underfoot and striking tower radiators complete the aesthetic.

Next door, your bathroom is home to both a sumptuous corner tub and a separate rainfall shower cubicle. Both bedrooms are substantial doubles of well over 100 square feet apiece, each with its own jet black vintage hearth. Finally your kitchen comes decked out with timber worktops, striking mosaic splashback and a Dublin sink.

Outside and our bustling neighbourhood of Wood Street is just a five stroll from your new front door. Here you'll find a range of

cafes and bars, including the much loved Wood Street Bakery, sure to become a welcome part of your morning routine. And Wood Street overground station is just half a mile on foot for direct twenty minute runs to Liverpool Street.

It's ten minutes up the hill to the Village, where you can pause and take in the spectacular views before refuelling at one of the many superb pubs and eateries. You're also ten minutes from the famed Wood Street Indoor Market, filled with vintage finds and brand new gifts. It's a mile on foot to Walthamstow Central for the Victoria Line, and just under a mile from Epping Forest.



WHAT ELSE?

- Walthamstow Village is just a fifteen minute stroll away, its peaceful, part pedestrianised streets home to some of the finest independent restaurants and gastropubs for miles around. First stop is The Nag's Head, for weekend jazz, cosy fires and friendly cats.
- Heading to King's Cross or the West End? Walthamstow Central is just two minutes and one stop from Wood Street, for a quick swap to the Victoria line.
- Lloyd Park's landscaped greenery is around ten minutes away on foot, or you can be exploring endless Epping Forest in around fifteen.

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