





Wood Street, Walthamstow

Offers In Excess Of
£285,000

Tenure : Leasehold

Floor Area : 404.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B


Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



To truly appreciate this charming ground-floor purpose-built flat, an internal viewing is highly recommended.

This bright and spacious property boasts a stylish open-plan living and kitchen area with west-facing windows and a door to a balcony that invites natural light throughout the day. The large entrance hall features ample storage space, while the generously sized double bedroom and comfortable lounge provide an ideal living setup. With gas central heating, a security entry phone system, additional external storage and a lease of over 100 years, this flat is perfect for first-time buyers or anyone looking for a well-appointed home.

The location is equally appealing, with Wood Street Station, local shops, bars, and restaurants just a short distance away. Nature lovers will appreciate being a stone's throw from Hollow Ponds and Epping Forest, while commuters can take advantage of the excellent Lea Bridge Cycle Highway for quick trips into London. A fantastic opportunity to enjoy the best of both city and suburban living!

A WORD FROM THE OWNER:

I have loved my time at Clock House and will remember it fondly as my first home! The block is fantastic, being set away from the main road and with brilliant neighbours it is really quiet. Wood Street is a joy with a fantastic gym down the road as well as great coffee shops, cafes, pubs, and walks to be had around Hollow Ponds.





beke

BOSCH

Russell Hobbs

Shelving unit containing various kitchen items like bottles, plates, and a bowl.

Range hood above the kitchen counter.

White radiator on the wall.

Window with a white frame and a checkered towel hanging nearby.

Wooden bar counter with a bowl of lemons on top.

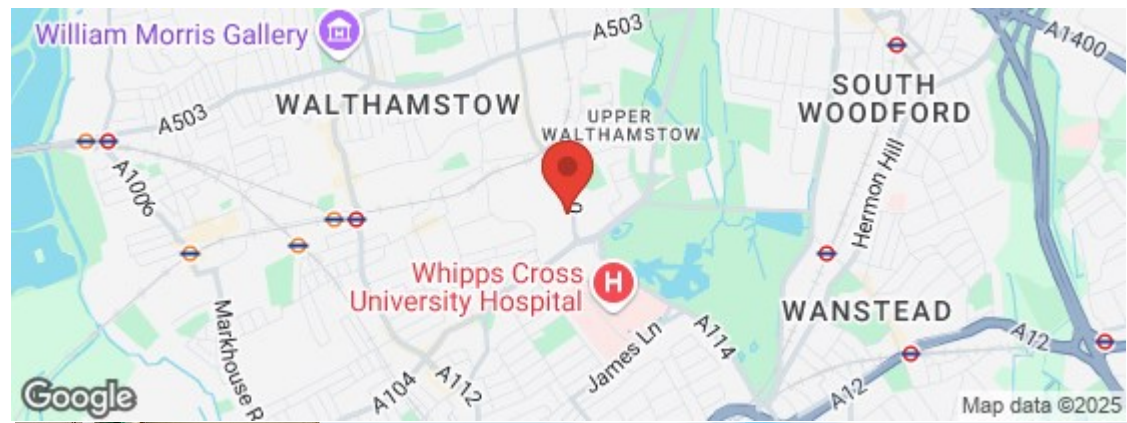
Brown sofa with several patterned and solid-colored cushions.

Green hanging plant on the wall.

White floating shelves with glassware and a paper towel holder.

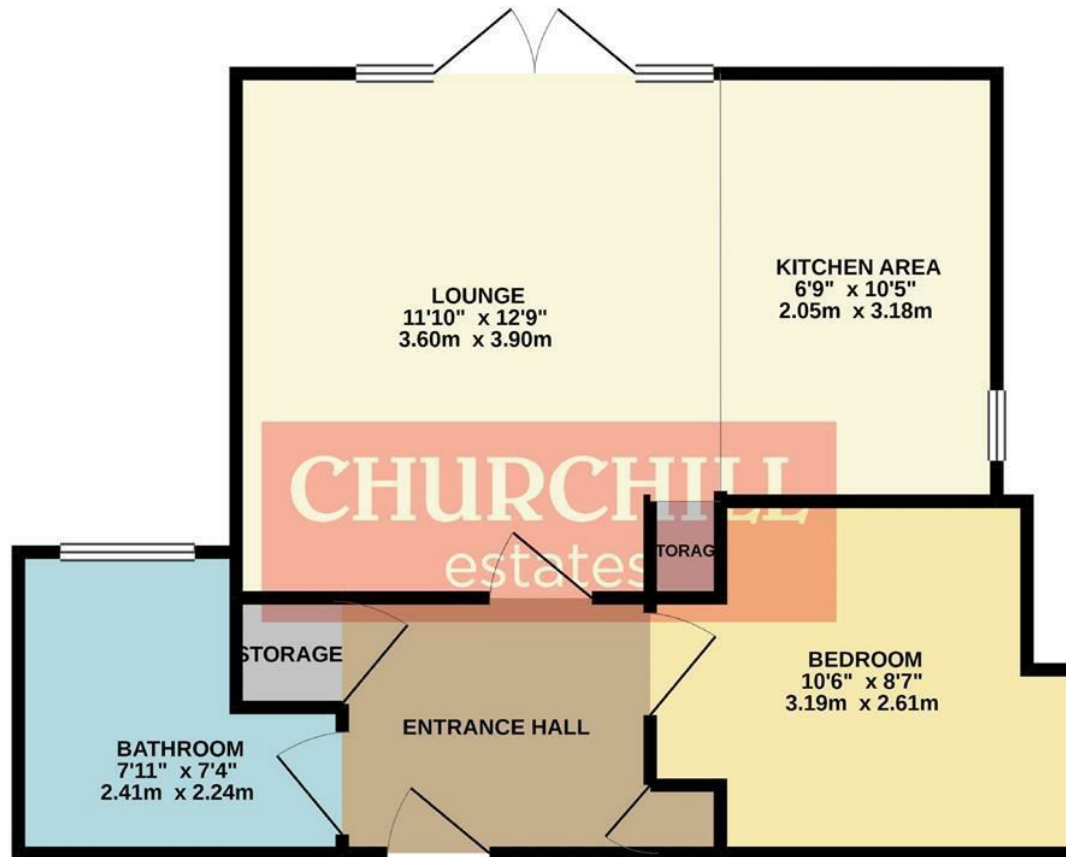


- Double Bedroom
- Spacious Bathroom
- Close to Wood Street Overground Station
- Close to Epping Forest
- 100+ Year Lease
- Bright & Spacious Living Kitchen Area
- Security Entry Phone
- Balcony
- Lea Bridge Cycle Highway Route
- Additional External Storage





GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

CHURCHILL
estates