

Kitchen/Living Room/ Dining

Bedroom

Bathroom

Balcony



## WOOD STREET, WALTHAMSTOW

£375,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom approx 559 sqft
- Private Balcony
- Energy Efficient and Low Energy Bills
- 10 Year Builders Warranty & 5 Year Appliance Warranty
- 3 Minutes to Wood Street Station
- 11 Minutes to Hackney Central, 20 Minutes to Liverpool Street
- A Short Walk to Epping Forest & Hollow Ponds
- Lots of Storage
- Walking Distance to Walthamstow Village
- Local Amenities Include a Co Op, Dudleys & Clapton Craft

An elegantly appointed one bedroom apartment, part of an exciting new designer development on our thriving new social hub of Wood Street. Design and decor is sumptuously stylish throughout, and you have nature and nightlife on your doorstep.

You have a private balcony, accessed from your open plan lounge and kitchen. The perfect secluded spot for morning coffee.

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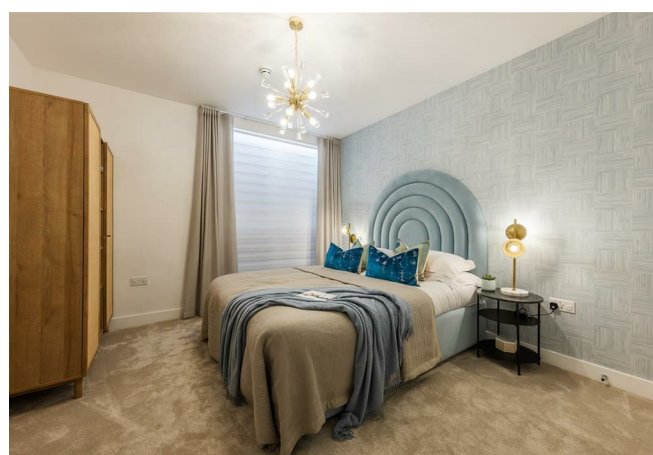
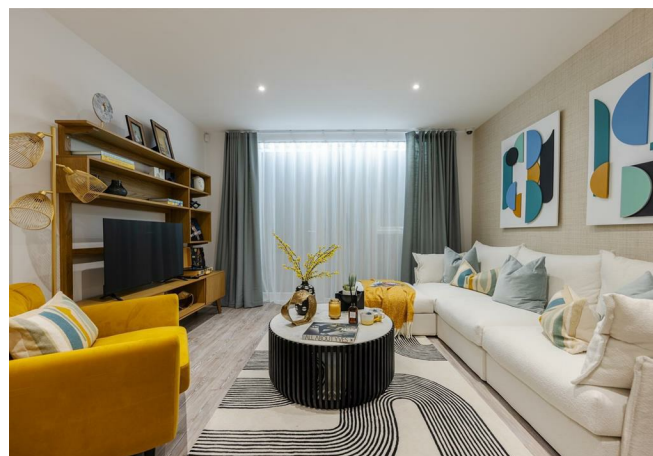
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**IF YOU LIVED HERE...**

Step inside and your broad hallway offers plenty of extra storage, always a welcome addition. Follow the flow round into your substantial, principal bedroom, a superb example of the high end luxurious finishes on show throughout your new home. Deep, sumptuous carpeting and a striking colour scheme combine to fine effect, all naturally lit from the floor to ceiling window. Your bathroom's an equally enviable affair, finished in five star style with large format tilework.

Elsewhere, your substantial open plan kitchen and reception is a splendid spot for welcoming guests. A mix of matt platinum and nordic blue matt cabinets, with brass fixtures and a full complement of high end integrated appliances, sit below a constellation of recessed spotlights. At the opposite end of your substantial lounge space, natural light streams in from your private balcony.

Step outside and you're in our thriving new neighborhood of Wood Street, home to the much loved indoor vintage market and Wood Street Bakery. Wood Street overground station is just two minutes across the street and will get you directly to Liverpool Street in twenty, for a speedy and simple City commute. Or if you're staying local, the high end wining and dining opportunities of Walthamstow Village are just a half mile stroll away.

**WHAT ELSE?**

- With both Wood Street and Walthamstow Village on your doorstep you're spoilt for choice when it comes to a new local, but may we suggest The Nag's Head? A lovably eccentric gastropub on the Village borders, here you can be sure of a lovely beer garden, delicious menu and a warm welcome.
- Epping Forest, justly celebrated as London's lungs, is just a ten minute stroll from your new entrance way. Be sure to check out the waterways of Hollow Ponds, too.
- Designed and built from the ground up to be energy efficient, you can expect low energy bills to go with the high end design.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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