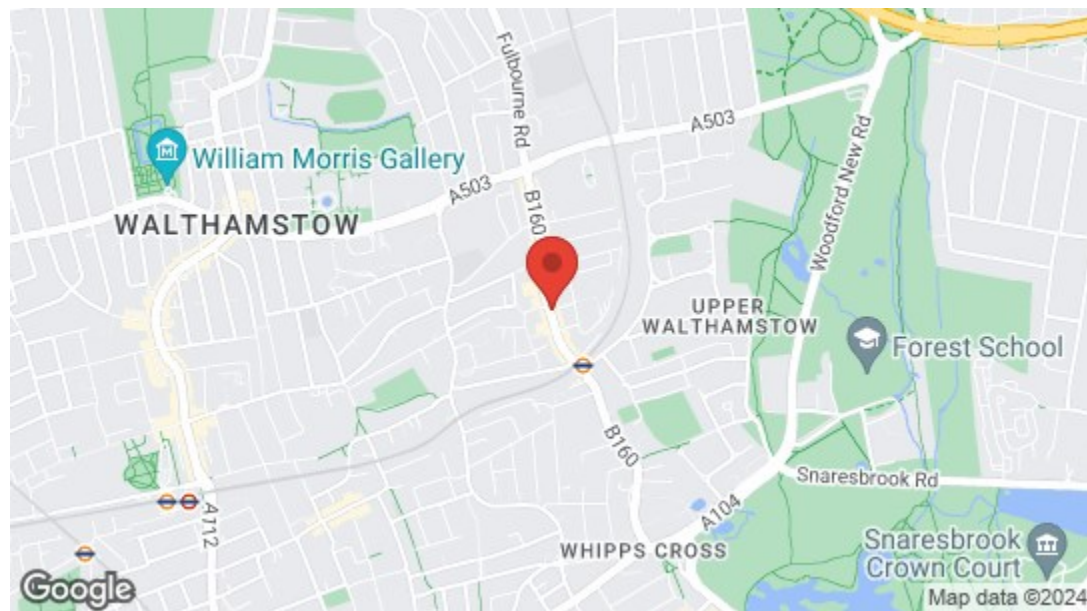


First Floor

Total Area: 71.6 m<sup>2</sup> ... 771 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



 **Wood Street, Walthamstow**  
**Offers In Excess Of £500,000 Leasehold**  
**2 Bed Flat**





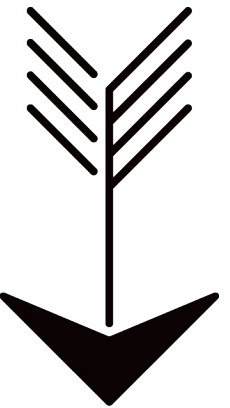
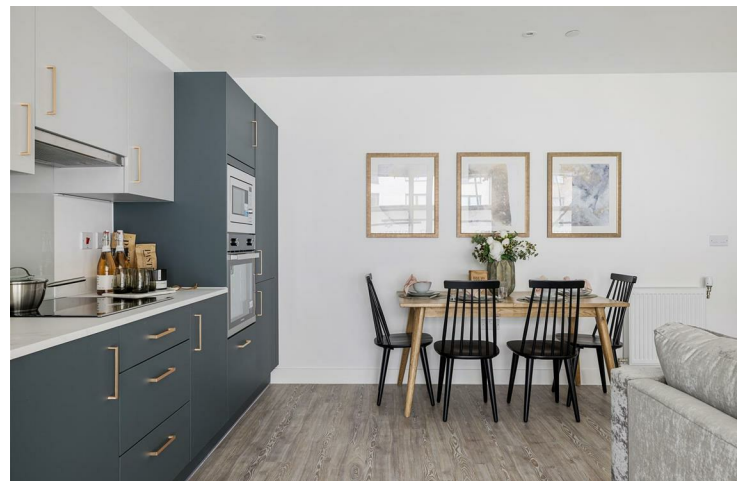
## Features

- Two Bedroom Apartment
- First Floor with 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



A sumptuously appointed and pleasantly spacious two bedroom balcony apartment, part of this striking new development in our exciting new neighbourhood of Wood Street. Transport links, green spaces and restaurants are all on your doorstep.

Wood Street overground is just two minutes on foot from your new home, for direct twenty minute runs to Liverpool Street, and a door to door City commute of well under half an hour.



### 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





➤➤ IF YOU LIVED HERE...

Your hallway's immediately impressive, with two useful storage cupboards and a well appointed bathroom. Explore further and the undoubted highlight of your brand new home is the expansive, open plan kitchen, living and dining room, where glazed sliding doors open onto your private terrace. A suite of sleek cabinets occupy one side of the space, finished in striking hunter green at floor level and matt platinum at head height. Sleek slimline countertops sit in between, and you have a full complement of integrated appliances. Worn ash Amtico flooring runs underfoot, on into your generous lounge, while wall spanning windows give out onto that private balcony.

Elsewhere, your bedrooms are softly carpeted and luxuriously styled. The main bedroom has a boutique en suite and a strong statement wall above the bed, plentiful storage and an oversized vanity mirror, walk in shower cubicle and large format letterbox tiling from floor to ceiling. Bedroom two's another double, just as covetable as that principal sleeper, while your family bathroom is another five star affair, complete with sumptuous tub.

Step outside and while Wood Street itself has plenty to offer - be sure to check out the indoor vintage market - you're just ten minutes walk from our much loved leafy enclave of Walthamstow Village. Here you'll find an enviable array of independent wining and dining establishments, from the cosy fires and friendly cats at The Nag's Head to the bistro chic of Eat17 and its adjacent delicatessen, to the delicious Iberian treats at Orford Road Tapas. You're sure to find a new favourite.

WHAT ELSE?

- Nature's never far away here. The natural blue and green space of Hollow Ponds and Epping Forest are just ten minutes on foot for morning runs, picnics and row boats for hire.
- You have a ten year builder's warranty, plus a five year guarantee on all your high end appliances, for total peace of mind.
- Heading to the West End? Walthamstow Central is just one stop from Wood Street, for a quick swap to the Victoria line.

