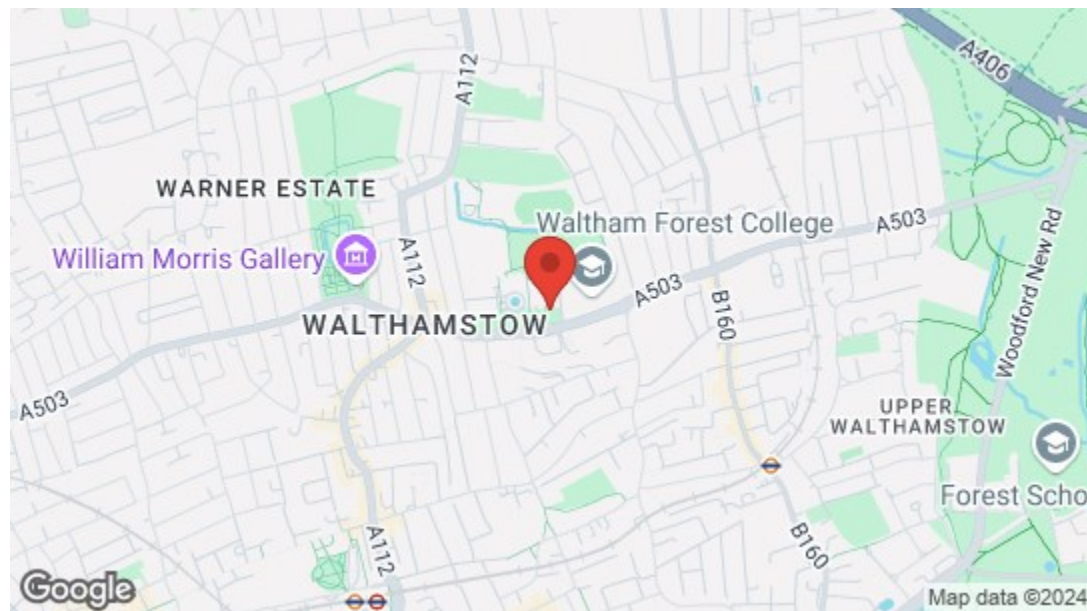


Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup> (excluding utility, balcony)  
 All measurements are approximate and for display purposes only

 **Forest Road, Walthamstow**  
**£510,000 Leasehold**  
**2 Bed Apartment**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		87	87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

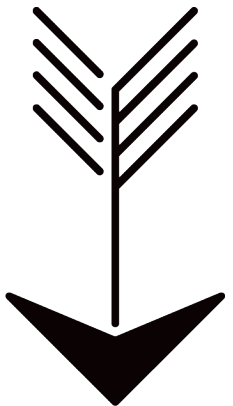






## Features

- Two Bedrooms
- 250 Year Lease
- Private Terrace
- Secure Video and Fob Entry
- Bike Store
- Views Across Open Green Spaces and Sensory Garden
- Integrated Appliances Included
- Ten Year Building Warranty and Two Year Customer Care Warranty
- Energy Efficient and Low Energy Bills
- IMAGES ARE OF SHOW SUITE



### 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 wide and welcoming, with the extra storage and incidental space that's all too often overlooked in London apartment living. Then your open plan lounge, kitchen and diner opens everything up even further. Immaculate white cabinets home to high end integrated appliances give way to Forest Green wood panelling while smoky grey engineered hardwood runs underfoot.

A set of patio doors open up from your living room to your balcony, a secluded outdoor spot with a lush green backdrop under clear skies. Great for a morning coffee. Elsewhere your main bedroom is a substantial double, with its own Juliette balcony access and a striking statement wall above the bed. Your second bedroom is similarly appointed, and finally your bathroom's a softly lit, boutique affair, with large format tiling from tub to ceiling.

Outside and Walthamstow's latest landmark, Fellowship Square, is just moments away. An artfully arranged public space, with fountains and regular events, this is a lovely spot to have on your doorstep. Explore a little further for Bell Corner, home to some charming independent cafes and one of our best gastropubs, The Bell. Finally Lloyd Park's open green spaces and landscaped gardens are less than a half mile on foot.

WHAT ELSE?

- You're just a ten minute walk from The Village here, our celebrated leafy enclave home to some of the best bars, restaurants and gastropub for miles around.
- Walthamstow Central station is just a twenty minute stroll or five minute bike ride, for direct Victoria line and Overground connections to Oxford Circus and Liverpool Street, respectively.
- The multi million pound sporting facilities of the Waltham Forest Feel Good Centre are less than ten minutes away. Here you'll find an Olympic pool, state of the art gym, trampoline park, sports hall, climbing wall and much more.

