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Permitted  
Residents Only  
Monday - Friday  
10am - 6pm





## Flat 1, 85 Whipps Cross Road, Waltham Forest, E11

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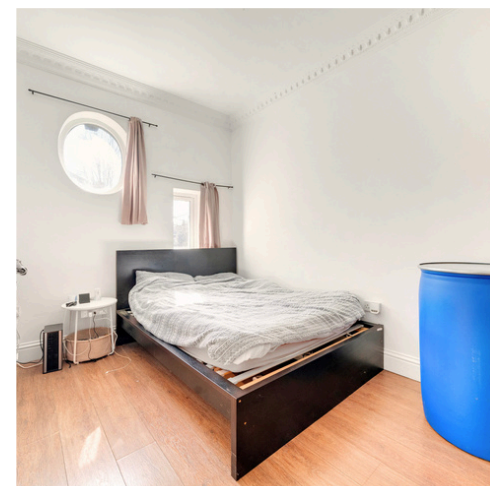
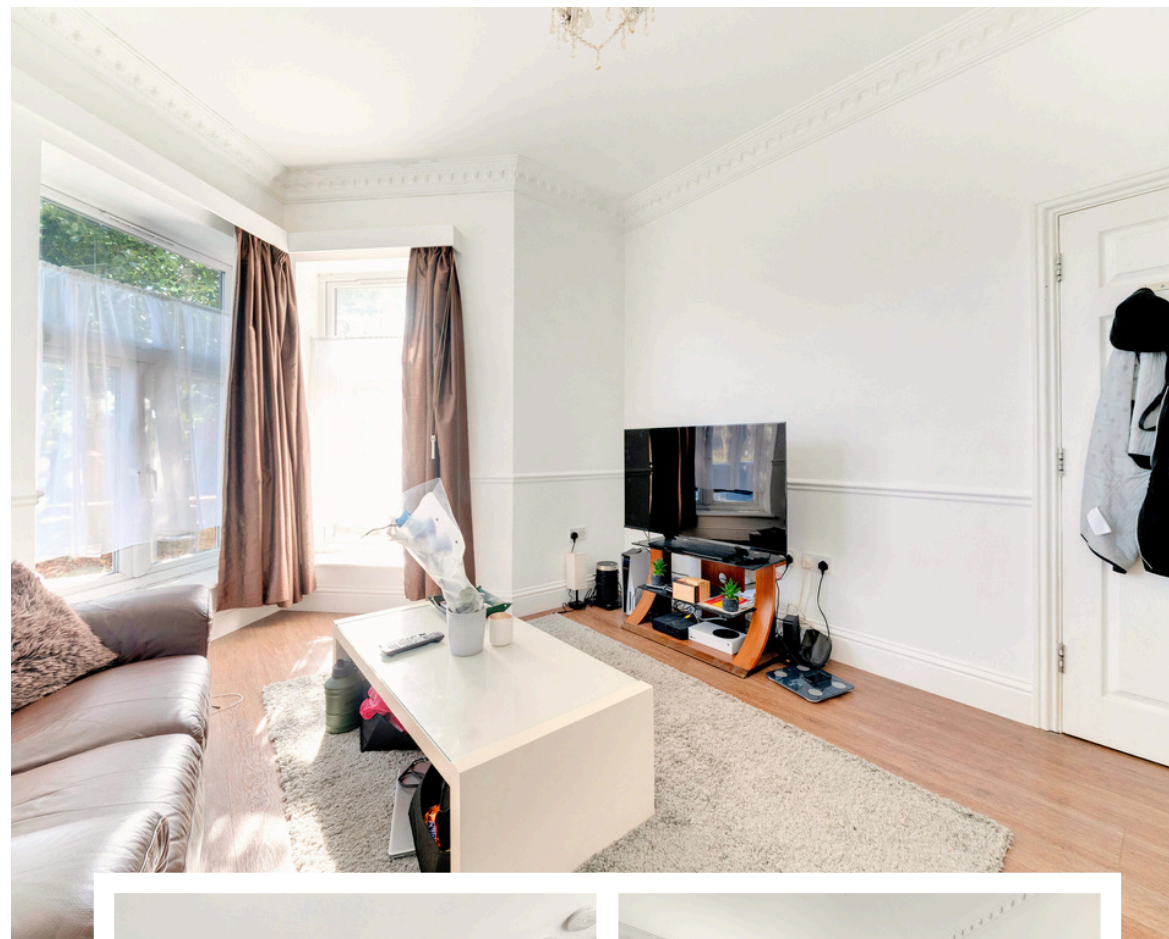
### PROPERTY INFO

A beautifully converted split-level one-bedroom Victorian flat, situated opposite Hollow Ponds-a popular part of Epping Forest known for its boating lake and picturesque scenery.

The property offers a separate living room with bay windows, a lower ground-floor kitchen/dining room, one double bedroom, and a modern shower suite.

Conveniently located, the flat is just a 15-minute walk to Leytonstone Station, a 19-minute walk to Snaresbrook Station, and a 20-minute walk to Wanstead Station.

**Asking Price: £350,000**



## FEATURES:

- Split-level layout offering a unique and spacious feel
- Bright living room with charming bay windows
- Lower ground-floor kitchen and dining area
- Modern shower suite
- 15-minute walk to Leytonstone Station
- 19-minute walk to Snaresbrook Station
- 20-minute walk to Wanstead Station
- Opposite Hollow Ponds

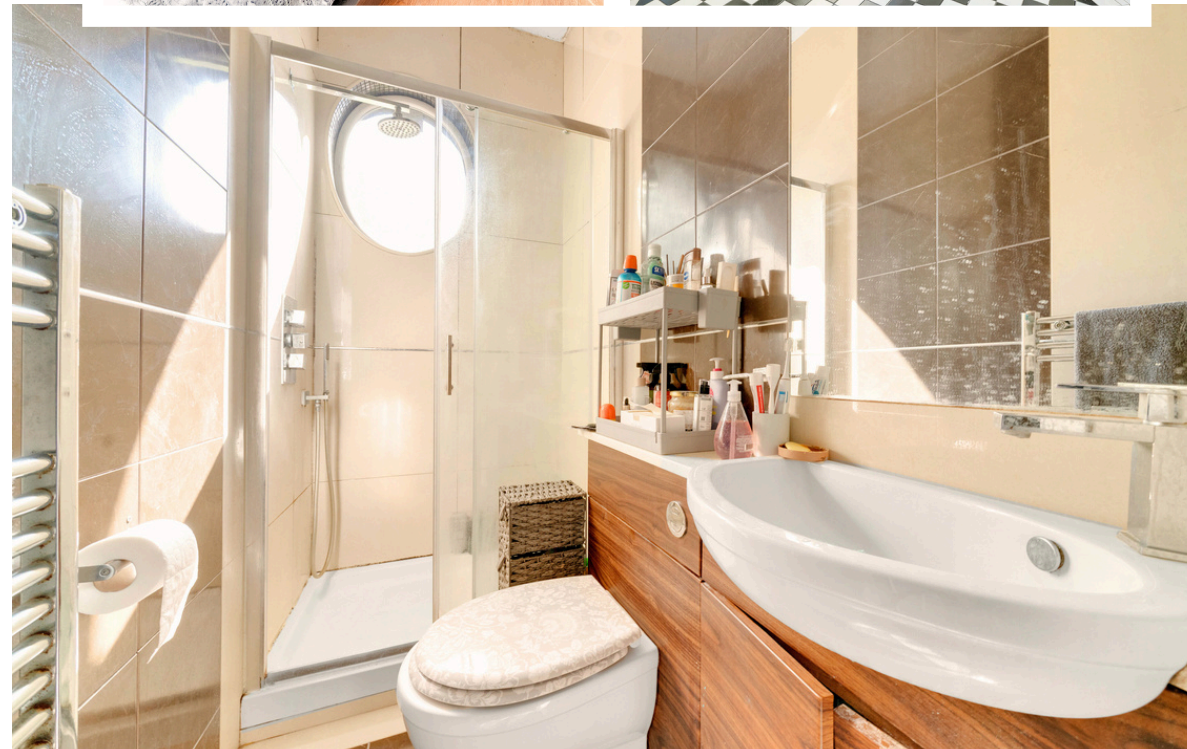
## TENURE:

Leasehold

EPC Rating: C

- Current: 73
- Potential: 79

Council Tax Band: B





## LOCATION; Waltham Forest

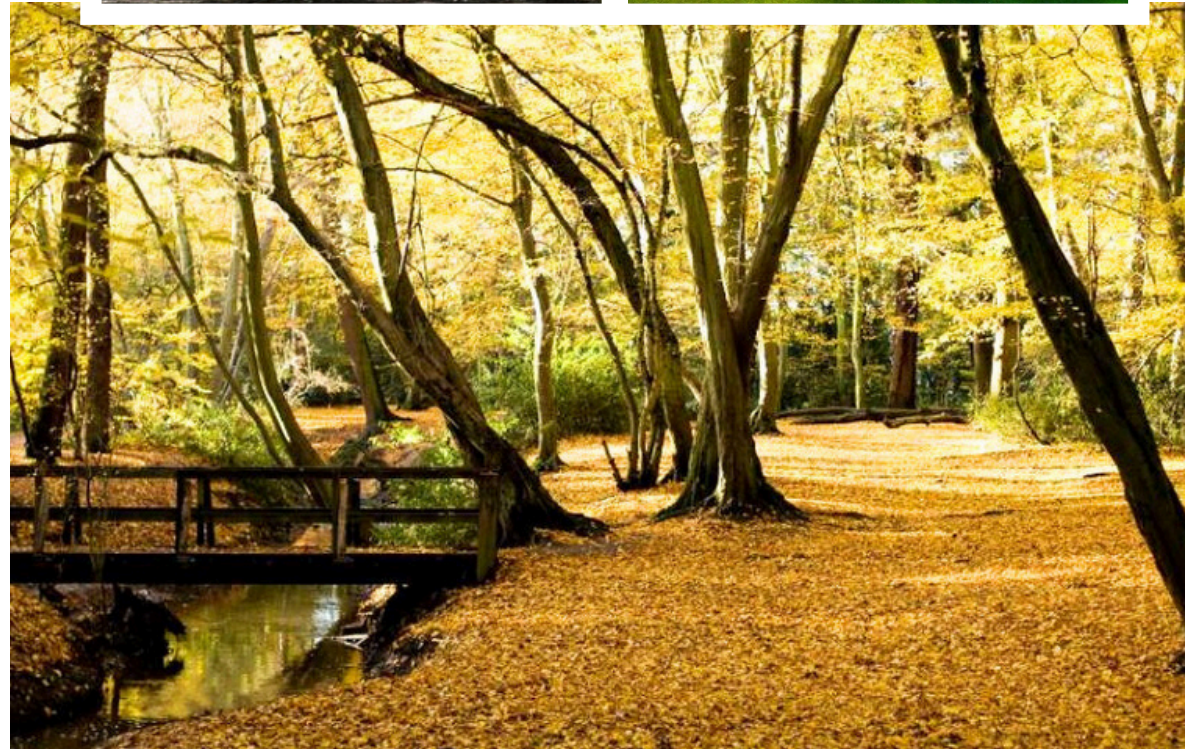
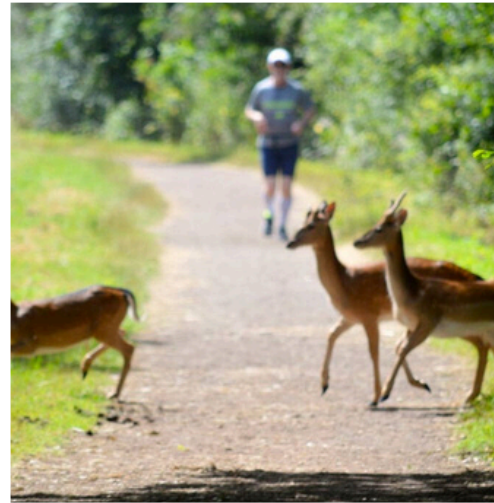
Situated on the edge of Epping Forest, this area provides residents with scenic walking trails, open green spaces, and the popular Hollow Ponds, where locals can enjoy boating, picnicking, and wildlife spotting.

### Connectivity & Transport

- Leytonstone Underground Station (Central Line) is within easy reach, providing quick access to Stratford, Liverpool Street, and the West End.
- Several bus routes serve the area, offering convenient travel options across East London.
- A406 North Circular Road is nearby, ensuring excellent road links for commuters.

### Local Amenities & Lifestyle

- The Leytonstone High Road offers an array of independent cafes, restaurants, and shops, catering to a diverse community.
- Westfield Stratford City, one of Europe's largest shopping centres, is just a short journey away for high-end shopping, dining, and entertainment.
- The area is home to excellent schools, making it ideal for families.
- Fitness enthusiasts benefit from proximity to Wanstead Flats, a vast open green space ideal for running, cycling, and outdoor activities.



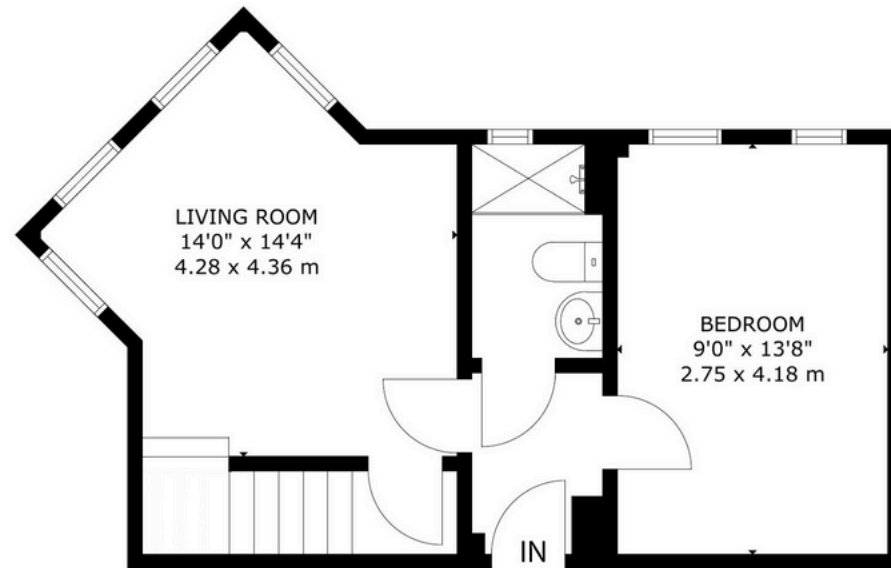
# FLOORPLAN

C.

WHIPPS CROSS ROAD E11  
GROSS INTERNAL AREA  
APPROX TOTAL: 56.sq.m - 602.sq.ft



LOWER GROUND FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©18032025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by [www.steelelondon.co.uk](http://www.steelelondon.co.uk) email: [mark@steelelondon.co.uk](mailto:mark@steelelondon.co.uk)







To arrange a viewing of this property, please get in touch with us. Viewings are strictly by appointment only.

T: 020 7183 1060

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