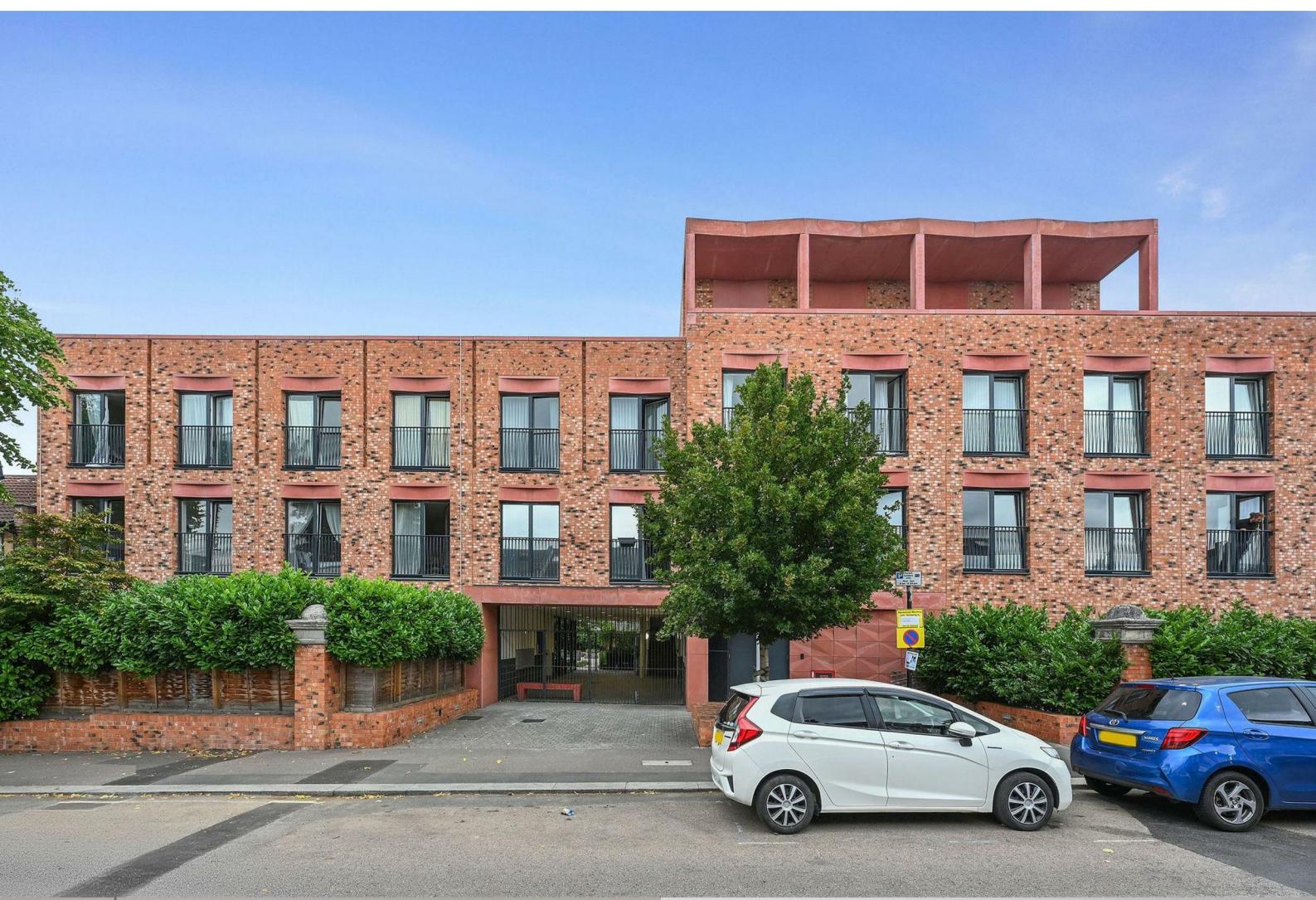
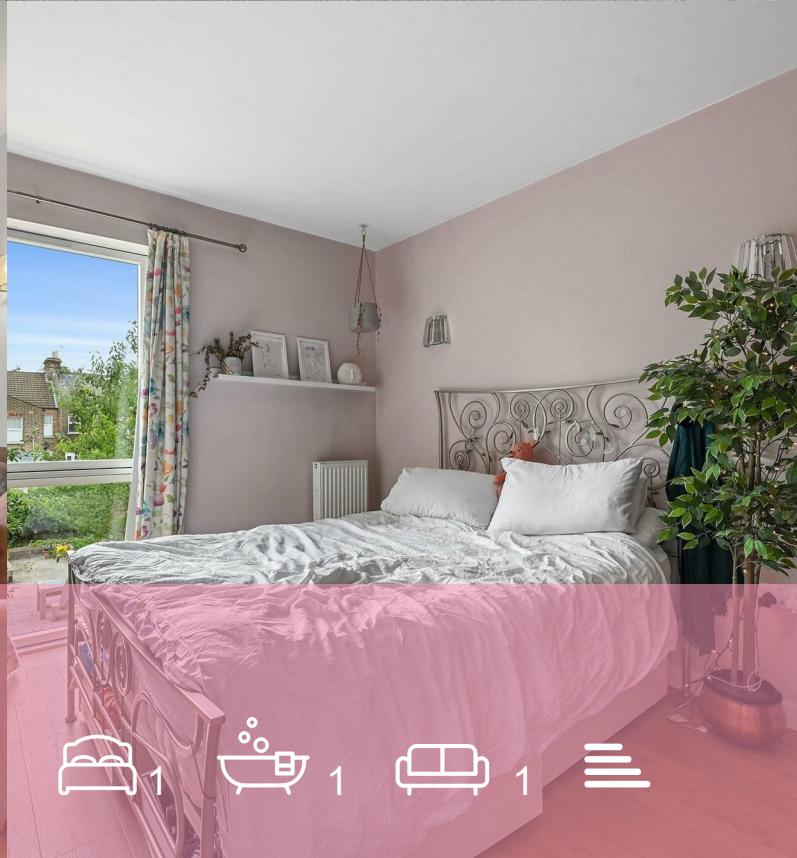


# Settle.

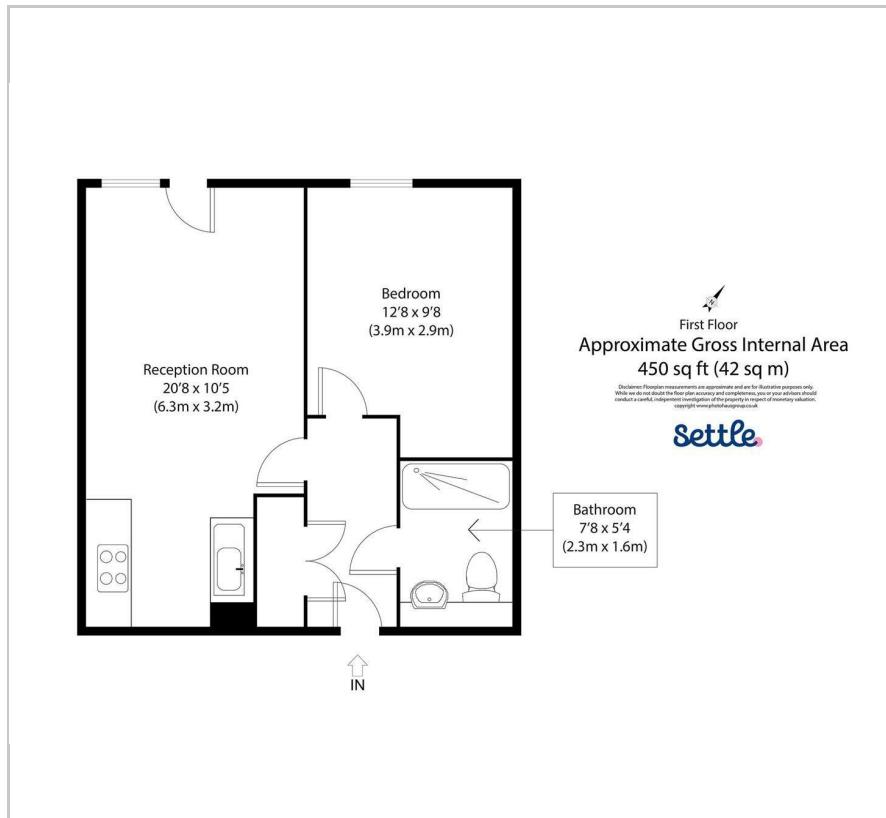


**Gainsford Road**  
, London, E17 6ZL  
Offers in excess of £285,000



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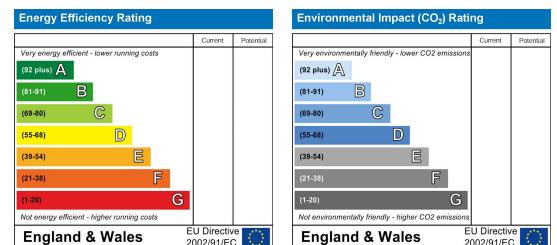
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Enviable Central Walthamstow Location
- Open Plan Layout
- First Floor Flat
- Communal Gardens
- EPC Rating C
- 450 Sq Ft - 42 Sq M



A bright and welcoming one-bedroom flat situated on the first floor of a well-kept building within a secure, gated modern development.

Inside, the layout is smart and easy to live with. The open-plan living area is full of natural light thanks to large windows and a Juliet balcony, giving you a lovely leafy outlook and a refreshing breeze in warmer months. It's a great space to relax, entertain or work from home, with modern finishes that add a clean, cosy feel.

The kitchen is neatly integrated into the living area, making it a sociable spot to cook without losing any practicality. The bedroom is a great size with room for storage, and the bathroom is sleek and contemporary with stylish fittings throughout.

Outside, you'll find well-maintained communal gardens to enjoy, along with handy bike storage — perfect for commuters or weekend cyclists.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.