

Ground Floor

Total Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup> (excluding patio)  
All measurements are approximate and for display purposes only.

- Entrance Hall  
9'9" x 7'8"
- Kitchen/Reception Room  
23'8" x 9'4"
- Bathroom  
8'8" x 6'8"
- Bedroom  
11'2" x 10'4"
- Patio  
29'7" x 10'6"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## HILLYFIELD, WALTHAMSTOW

Offers In Excess Of £299,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- Wrap Around Patio
- Open Plan Kitchen / Living Area
- Ground Floor
- Bike Storage
- Private Parking
- Chain Free

This ground floor apartment brings together a thoughtful layout with a collection of appealing features. The one-bedroom design includes a spacious open-plan kitchen and living area, offering flexibility for both quiet evenings and entertaining. A private wraparound patio enhances the sense of space, providing the perfect spot for outdoor dining or simply unwinding. Practical benefits include secure bike storage and the advantage of private parking, adding convenience to everyday living. With its balance of indoor comfort and outdoor appeal, this home presents an inviting opportunity within a well-connected and desirable location.

REQUEST A VIEWING  
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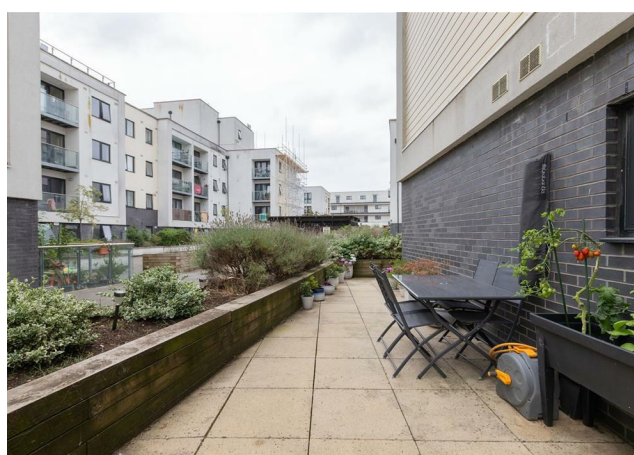
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**IF YOU LIVED HERE...**

Your new home is part of a modern development, set around landscaped communal courtyards where raised planting beds and greenery create a calm and inviting atmosphere. Stepping inside, you're welcomed by a notably generous hallway, more than just a passageway, with the proportions to accommodate furnishings or additional storage. Its size allows for a warm introduction to the home and sets the tone for the rooms beyond.

In the double bedroom, neutral tones pair with a mirrored built-in wardrobe that enhances both storage and a sense of light. It provides an easy canvas for personal style, creating a restful retreat. The bathroom, positioned off the hall, offers a surprisingly spacious footprint with ample room to accommodate a full suite. This provides an excellent opportunity to design a space to your own taste, with proportions that naturally lend themselves to a luxurious finish.

Moving through, the kitchen and reception room extend seamlessly, creating a versatile open-plan setting. Well-suited to cooking, dining and relaxing, the space enjoys natural light from a large window and glazed door, which opens directly onto the patio.

Outside awaits the south-east facing wraparound patio, a true highlight bordered by raised beds and mature planting. Offering abundant room for seating and dining, it's a

private retreat perfect for relaxing or entertaining in the open air.

The neighbourhood surrounding your new home offers an appealing blend of culture, green space and community spirit. Independent cafés and eateries are close at hand, with Café RODI a favourite for coffee and brunch, while The Italian Bakery tempts with fresh pastries and artisan bread. For evenings out, Big Penny Social brings together food, drink and events as part of the vibrant Walthamstow Beer Mile. Those who enjoy the outdoors will appreciate the expanse of Lloyd Park, home to the William Morris Gallery, weekend markets and beautiful gardens, while the Walthamstow Wetlands provide a haven for wildlife and waterside walks. Adding to the cultural mix, Soho Theatre offers acclaimed performances within easy reach.

**WHAT ELSE?**

Blackhorse Road station is just over 10 minutes from the property, providing swift connections across London via the Victoria Line and Overground. The area is also well served by a wide choice of bus routes, linking the neighbourhood with nearby hubs and further afield. Whether commuting, exploring the city, or heading to local destinations, travel options here are plentiful and easily accessible.



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

I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all.

**WILLIAM JACKSON**  
E17 ASSISANT BRANCH MANAGER

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