



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (12 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	75
Not energy efficient - higher running costs			

A beautifully appointed one bedroom ground floor flat in the heart of Walthamstow, pairing warm, stylish interiors with a brilliantly central location. There's a smart new bathroom, a bright reception and plenty of thoughtful detail throughout, while Walthamstow Central, the High Street and an ever-growing collection of local favourites are all close by. The flat can also be offered furnished.

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IF YOU LIVED HERE...

There's a lovely warmth to the interiors here, beginning in the bright reception, where a broad window draws in plenty of natural light. Wood-effect flooring, soft grey walls and carefully chosen furnishings give the room an inviting feel, with enough space to comfortably carve out separate spots for relaxing and dining. The kitchen sits separately just beyond, where crisp white cabinetry meets timber worktops, metro tiling and open shelving for a clean, characterful finish.

The bedroom continues the calm palette, with soft carpeting and plenty of space around the bed, while the newly fitted bathroom is a real highlight. Patterned floor tiles bring a playful touch alongside the walk-in shower, timber vanity and contrasting black fittings, creating a smart contemporary finish. At around 488 square feet, everything is arranged conveniently across the ground floor, making this an easy home to settle straight into.

And when you feel like heading out, central Walthamstow is right

there waiting. Hoe Street, the High Street and Walthamstow Village put an excellent mix of food, drink, culture and independent businesses within easy reach.

WHAT ELSE?

- Walthamstow Central offers both Victoria line and Weaver line services, making this a particularly well-connected corner of East London.

- There's plenty happening locally, from Soho Theatre Walthamstow and Forest Cinema to the independent cafés, pubs and restaurants of Hoe Street and Walthamstow Village.

- The landscaped gardens of Lloyd Park are close by, home to cafés, courts, an outdoor gym, a thriving Saturday farmers' market and a wide range of sports clubs and classes.



A WORD FROM THE OWNER...

"One of the things I love most about living here is how much Walthamstow has changed over the last few years. There are always new cafés, restaurants and places popping up, so it never feels boring. I'm a big fan of grabbing Vietnamese coffee from CaPhe, breakfast at Curious Goat, pizza from Sodo, or picking up a pastry from Crumbs, Suba or Weir dough.

The location is also a huge plus. Soho Theatre is just a 2-minute walk away, and I can be in central London in around 30 minutes, while Walthamstow Village is about 15 minutes away on foot and has lots of lovely restaurants, cafés and independent shops. I also love heading to the Beer Mile for an afternoon/evening, and there are now two great new saunas, Cic and Arvo, nearby.

It's a really lovely mix of having everything you need locally while still being incredibly well connected to the rest of London. Walthamstow has such a nice community feel, and I've genuinely loved living here."

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