

Total Area: 52.6 m² ... 566 ft²
All measurements are approximate and for display purposes only.

Reception Room
15'0" x 10'9"

Bedroom
10'10" x 9'8"

Bathroom
5'11" x 5'9"

Kitchen / Diner
14'11" x 8'11"



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



GLENTHORNE ROAD, WALTHAMSTOW Offers In Excess Of £325,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- First Floor Victorian Apartment
- Chain Free
- Kitchen Diner
- Next to St James's Street Station
- Close to Walthamstow Wetlands

One bedroom flat on the first floor of a lovely period conversion. You will love the ornate coving around the windows that hint at the history of the period. Located close to St James Street and Walthamstow Marshes and with transport options and a whole host of amenities nearby, this chain free flat is a great option for first time buyers. Inside, rooms are spacious and bright with tall ceilings and neutral decor ready for you to make your own.

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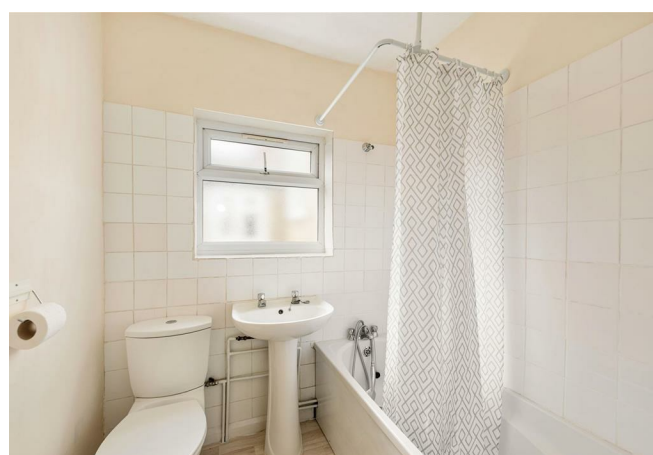
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IF YOU LIVED HERE...

You will particularly love the reception room in this flat, spanning the full width of the property and with three large windows it is beautifully bright and airy. With carpets underfoot and a neutral palette, you can really get creative and put your stamp on it. The bedroom is a good sized double, and has some handy built-in storage. The kitchen-diner is well proportioned, allowing for a dining table. You already have some kitchen cabinets here, with space and all necessary connections for you to add your other kitchen essentials.

Out and about, you are wonderfully close to Walthamstow Wetlands. This 160 Hectare conservation area is a beautiful spot for a weekend walk, and keep an eye on the programme of events that run here. You're also a short hop from Blackhorse Road and the meandering network of breweries and taprooms that sit alongside the reservoir's edge. Big Penny Social has a summer beach and live events, Exhale Brewery regularly has live comedy as well as themed nights.

WHAT ELSE?

- You are perfectly located for transport links, making this a great prospect for commuters. St James Station is a five minute walk away, with regular trains into Liverpool Street in under 20 mins. Alternatively, half a mile away is Blackhorse Rd station on the Victoria Line, which zips you into Central London in a similar time.
- You are also super close to Crate St James, home to local businesses including the much loved Italian Bakery and Green Grill, you'll also find designers and hairdressers here.
- Cycling has never been easier thanks to the designated cycle routes around the area, making this the perfect spot to hop onto two wheels and explore, with neighbouring Hackney a pleasant cycle over the marshes.



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

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