

Third Floor

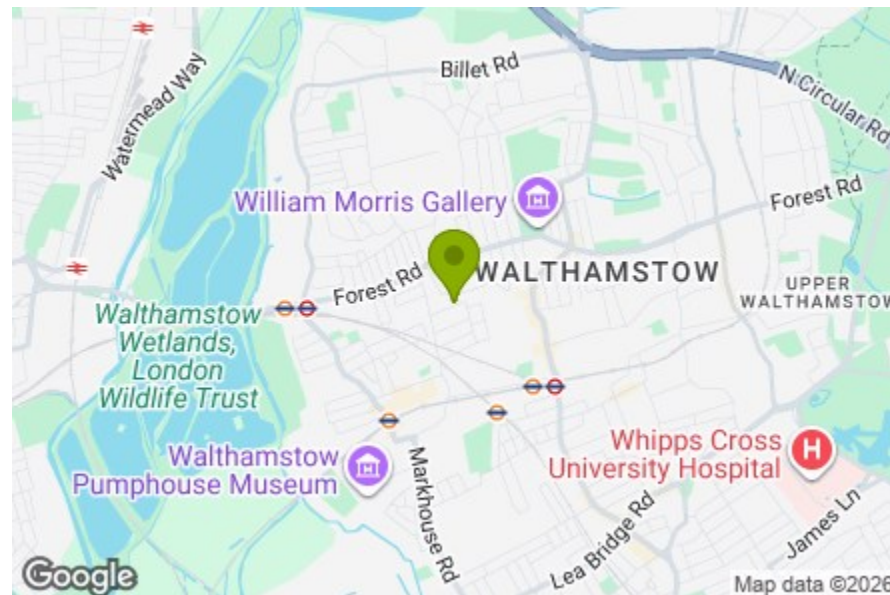
Total Area: 38.2 m<sup>2</sup> ... 412 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Kitchen/ Reception Room  
10'5" x 20'4"

Bedroom  
9'4" x 12'3"

Shower Room  
4'10" x 7'7"



## GAINSFORD ROAD, WALTHAMSTOW

Asking Price £299,995 Leasehold  
1 Bed Flat



### Features:

- One Bedroom
- Well Presented
- Modern Development
- Central Walthamstow Location

Set within a sleekly designed modern development in the heart of E17, this bright one-bedroom apartment benefits from a spacious layout and an excellent location with brilliant amenities and transport links all around.

However, despite being situated between the buzzy Walthamstow Central, Blackhorse Road and St James Street areas, Gainsford Road is actually a peaceful tree-lined street, so residents really do get to enjoy the best of both worlds.

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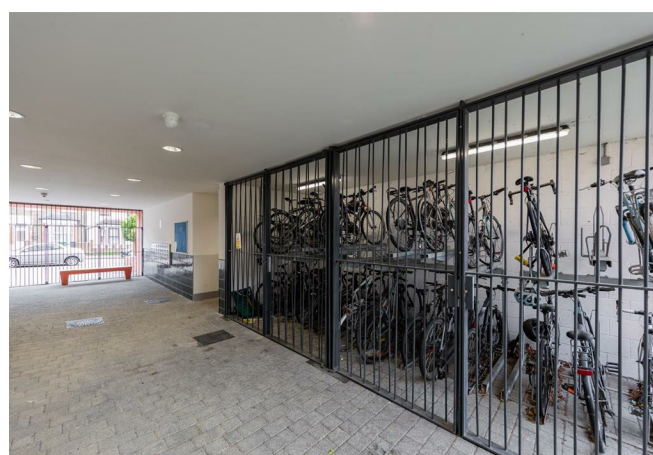
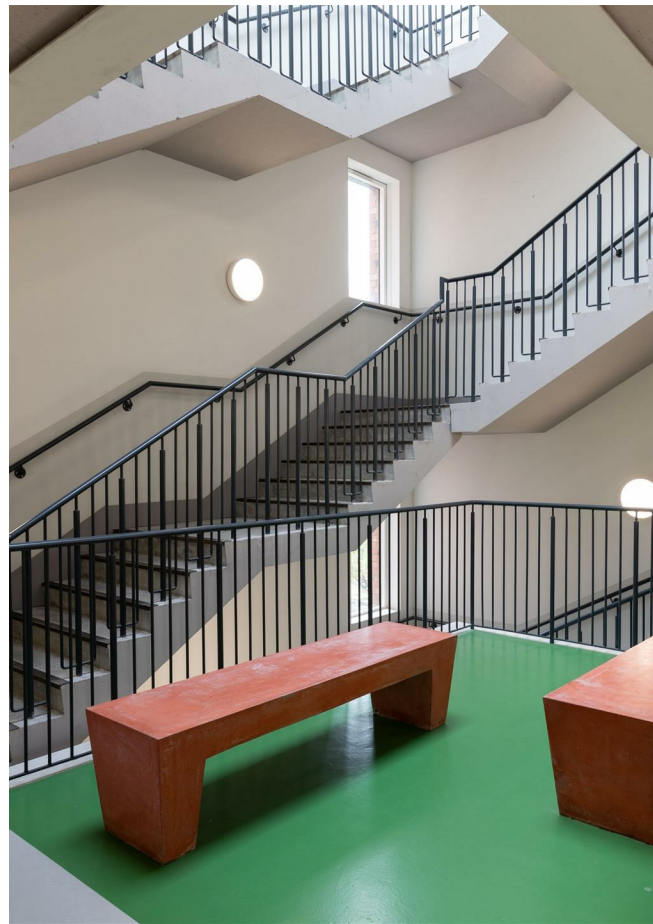
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**IF YOU LIVED HERE...**

At home, you have 412 square foot of beautifully designed living space – and thanks to your third-floor positioning, it feels even more expansive. Lofty views create a wonderful sense of light and openness, while the height brings welcome warmth and energy efficiency throughout the colder months.

Your open-plan living area has been designed for modern life. There's ample room to dine, relax or work, and the streamlined kitchen makes entertaining effortless. Here you'll find contemporary fittings, integrated appliances and plenty of style.

The bedroom continues the modern aesthetic with engineered flooring and neutral tones, while the sleek bathroom completes the picture with its walk-in shower and immaculate finish.

Step outside and within a short stroll you'll arrive at Lloyd Park, alive with community spirit and greenery. Enjoy coffee from one of its cafes (including the ever-popular Deeneys), wander through the William Morris Gallery, or make use of the tennis courts, skatepark, playground and dog-friendly spaces.

Closer still you've got award-winning dining on your doorstep, starting with "London's best pizza" at Sodo on Hatherley Mews, and a whole stretch of highly

praised eateries along Hoe Street. Venture a little further to Walthamstow Village for destination-worthy restaurants, historic pubs and independent stores.

You're also moments from Europe's longest street market on Walthamstow High Street, along with 17&Central shopping centre and Forest Cinema. Head a bit further and you'll find the vibrant CRATE St James development, a lively hub of creative businesses.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around 0.5 miles on foot and allows quick and direct access to both Oxford Circus and Liverpool Street via the Victoria line and Weaver Overground respectively.

**WHAT ELSE?**

-You're only a short walk from Soho Theatre Walthamstow, a beautifully restored 960-seat venue that's already hosting top comedy, theatre and cabaret. Recent lineups have featured names like Sara Pascoe and Phil Wang under the venue's 'Neon Nights' banner, and the buzz of the venue has brought a vibrant new social and cultural heartbeat to the neighbourhood.

- You can also enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both



**WORD FROM THE OWNER...**

"I absolutely love this flat! The light, airy feel; the views all the way across London; the peace (it's so quiet!); the warmth; the security and peace of mind that it offers; the lovely neighbours... The building is designed with community in mind: it's one of those rare places in London where you actually get to know your neighbours, who are a genuinely lovely, respectful, professional group of people. Inside the flat, the large, French-style windows offer big skies year-round and give the impression of endless space, and they let in loads of light so it feels bright even in winter - that was a particular selling point for me. Additionally, the fact that it's south facing means you get sunlight and warmth pouring in from autumn through spring so heating use is kept to a minimum. Being on the 3rd floor means you get views across London: to Stratford and the Olympic Park, Canary Wharf, The City and even down to the BT Tower and the London Eye: I've loved watching London explode in colour on Bonfire Night and New Years Eve, and watching the colours change across the seasons. And what a great area, too. In Walthamstow you get the best of all worlds: a 20 minute tube ride into the heart of London; fantastic local shops and restaurants, the breweries of the 'beer mile' and lovely local parks; and Epping Forest on your doorstep. It's a very special home in a fabulous corner of London."

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