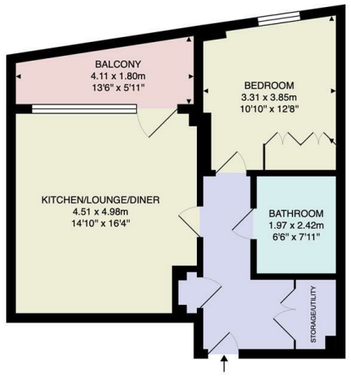


FIRST FLOOR

Total Area (Excluding Balcony): 49.9 m² ... 537 ft²

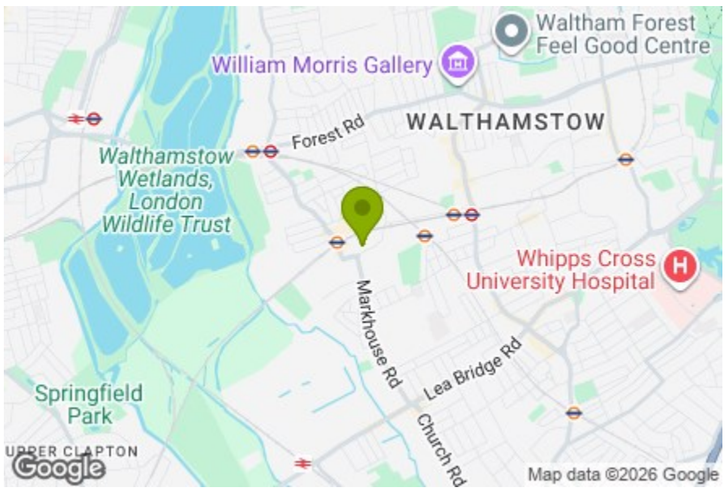
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

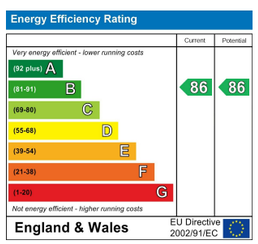
Kitchen/Lounge/ Diner
14'9" x 16'4"

Balcony
13'5" x 5'10"

Bedroom
10'10" x 12'7"

Bathroom
6'5" x 7'11"





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0203 369 6444

E17 & E10
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E18 & IG8
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SOUTH GROVE, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment - Purpose Built

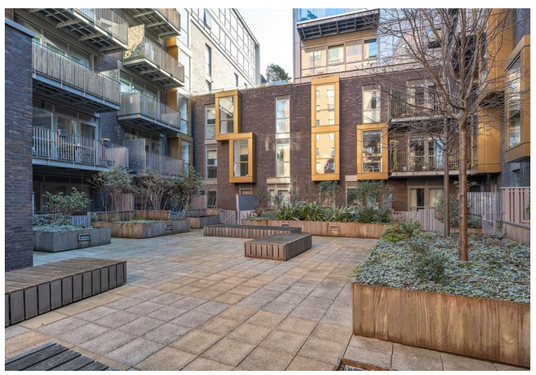
Features:

- One Bedroom Apartment
- First Floor
- Immaculately Presented
- Close to St James Street Station
- Concierge Service
- Balcony
- Chain Free

Set on the first floor of a modern development, this one-bedroom apartment is immaculately designed throughout and offers excellent storage, a private balcony, and the added benefit of a concierge service, the ultimate in modern convenience.

The location is just as fantastic, right in the heart of the dynamic St James Street neighbourhood. You'll enjoy excellent transport links, with Walthamstow Central just a short stroll away, along with a wealth of top class amenities on your doorstep. There's also an abundance of green space nearby, including the Walthamstow Wetlands and Lloyd Park.

REQUEST A VIEWING
0203 397 9797



REQUEST A VIEWING
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IF YOU LIVED HERE...

Thanks to an abundance of natural light, this 537 square foot apartment has a fantastic sense of proportion, while the neutral decor and considered fittings create a calm atmosphere just moments from the buzz of the thriving neighbourhood.

If you work from home, you'll appreciate the open plan living space, which offers plenty of room to spread out. The kitchen features smart units, integrated appliances, sleek worktops, and contemporary fittings. Sun shining? Step out onto your south-west-facing balcony and relax.

The bedroom is just as immaculate as the rest of the apartment, with neutral decor, soft carpeting, and in-built storage, while the bathroom is sleek and modern with an over-bath shower.

This part of E17 has boomed with youthful energy in recent years, with several independent businesses opening locally. You may already be familiar with creative hub CRATE St James, an eclectic collection of ventures housed in shipping containers, but there are plenty of other perks on your doorstep too, including popular brunch spot The Curious Goat and bar/pizzeria True Craft.

For travel further afield, St James Street station is just a few minutes on foot, offering quick access to Liverpool Street via the Weaver Overground, while Walthamstow Central is around ten minutes away for the speedy Victoria line.

WHAT ELSE?

- Fancy doing something a little different? Located at Walthamstow Pumphouse Museum, just a short walk away, supperclub.tube offers a unique dining experience inside a refurbished Tube carriage.
- Conveniently, a fantastic coffee shop, Beaten by a Whisker, is mere metres away. Pick up a drink to go and one of their moreish cinnamon buns to enjoy on your balcony.
- Despite all the urban living, you're still surrounded by greenery: Walthamstow Wetlands is less than a mile away, and both Walthamstow Marshes and Lloyd Park are within easy walking distance.

A WORD FROM THE OWNER.....

"I have loved living in my first flat, and will miss my time here - particularly relaxing in the main living space, benefitting from plenty of light and the south facing balcony to enjoy in the warmer weather. Walthamstow provides a fantastic suburban/local feel, with plenty of outdoor and green space (particularly love the wetlands), to escape the London weekday hustle and bustle. Multiple transport links (tube and rail) make it so easy to get into central London quickly. There's a great mix of local and familiar businesses so you can always get whatever you need."

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