

Kitchen / Reception Room  
29'5" x 9'3"

Balcony  
10'3" x 5'11"

Bedroom  
18'5" x 8'11"

Bathroom  
6'9" x 6'9"

Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	



## MISSION GROVE, WALTHAMSTOW

### Offers In Excess Of £350,000 Leasehold 1 Bed Flat



#### Features:

- Central Walthamstow Location
- One Bedroom
- Second Floor Flat
- Private Balcony
- Beautifully Presented

An immaculately styled one-bedroom apartment set on the second floor of a modern complex in the heart of vibrant Walthamstow. Pristine throughout, this trendy property boasts a wealth of stylish interiors and benefits from a private balcony, perfect for outdoor dining, morning coffee, or evening relaxation.

Ideal for commuters, the apartment is just a ten-minute stroll from Walthamstow Central Station, offering seamless connections across the capital via the speedy Victoria Line and Overground services. An enviable opportunity to secure a home in one of East London's most sought-after neighbourhoods.

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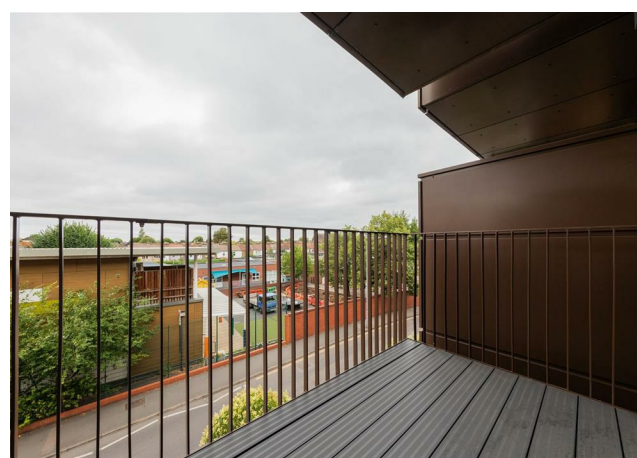
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#### IF YOU LIVED HERE...

Set within a contemporary development in the dynamic centre of Walthamstow, this stylish one-bedroom apartment offers a perfect blend of comfort and convenience. Located on the second floor, the home is pristine throughout, with a bright open-plan kitchen and reception space that seamlessly connects to a private balcony ideal for alfresco dining or simply enjoying the evening sun.

The spacious double bedroom is bathed in natural light, retaining the home's calming neutral colour palette. Meanwhile the modern bathroom and sleek kitchen design reflect the minimalistic feel and high standard of finish across the property. Smartly laid out and carefully maintained, it offers a prime find for anyone seeking a low-maintenance lifestyle in a vibrant and well-connected neighbourhood.

Positioned just 10 minutes walk from Walthamstow Central and 4 minutes from St James Street Station residents benefit from excellent transport links, placing the City and West End within easy reach. A short stroll leads to the buzzing Walthamstow Village, brimming with independent cafés, gastropubs,

and artisanal shops, while the nearby Wetlands and Lloyd Park provide leafy escapes and weekend strolls. This is urban living at its most connected, without compromising on charm or comfort.

#### WHAT ELSE?

Craving green space? Lloyd Park is just a 12-minute stroll away, home to open lawns, a weekly farmers' market, and a variety of independent food vendors. Art lovers will appreciate the William Morris Gallery set within the park, showcasing the largest collection of Morris' work, perfectly paired with a visit to Deeney's Café for their popular Scottish street food. Just moments away lies Walthamstow High Street, home to one of Europe's longest outdoor markets and CRATE Walthamstow, a lively hub of independent bars, eateries, and pop-ups. Just moments from your doorstep, Empire Cinema, offers a modern multiplex experience with the latest blockbusters and comfortable seating. Perfect for spontaneous film nights, it's conveniently located next to Walthamstow Central for effortless entertainment on your doorstep.



#### 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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