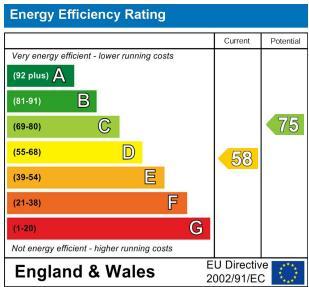




Total Area: 86.9 m² ... 936 ft²

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.



RAGLAN ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Share of Freehold
2 Bed Apartment - Duplex



Features:

- Two Bedroom Apartment
- First and Second Floor
- Own Front Door
- Immaculately Presented
- Over 900 Sq Ft.
- Share of Freehold
- Kitchen Diner
- Close to Walthamstow Village

Located on a quiet residential road, this charming two-bedroom period conversion has traditional features while also offering all the convenience you'd hope for in a newly restored home. From the bright reception and dine-in kitchen to stylish bathroom and converted loft, it's all brilliantly finished. The fact that it has its own front door is a bonus too.

Nearby, you'll find some of the area's best amenities, with the buzz of Wood Street in one direction, and the charming Walthamstow Village in the other, meaning you've got an excellent choice of transport links too.

REQUEST A VIEWING
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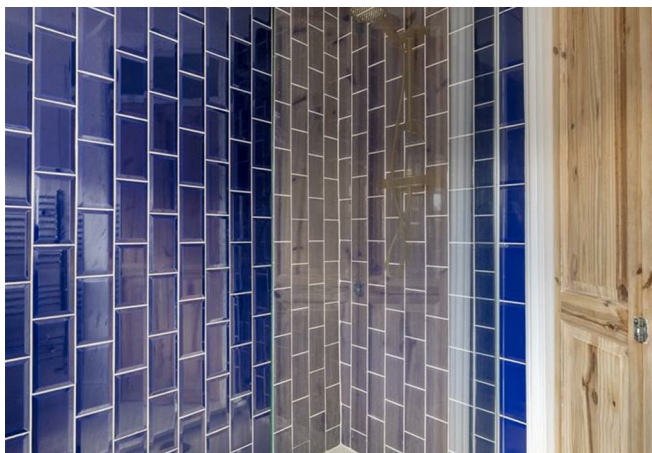
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IF YOU LIVED HERE...

Thanks to its great condition, you can instantly welcome friends into your 900 plus square foot home. The interior palette is made up of soft tones, resulting a calm living environment, so you'll enjoy relaxing on your own too. On the first floor, your large reception room is a full of natural light thanks to the dual aspect windows, while the dine-in kitchen offers another space to stretch out. Here you'll love the contrast of the timber and stainless steel, while the appliances will make hosting a joy. The bathroom is just a stylish, with glossy blue tiles and smart fittings. Up in the converted loft, you'll find your master bedroom, which has lots of space for storage, as well as soft carpeting under foot.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Clandestino speakeasy bar in the indoor market to the award-winning Chocolate bakery. At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. Even closer you'll find Art e Pasta, an Italian sharing plate restaurant with a focus on hand-made pasta - it's perfect for date night or impressing visitors, as is the Lacey Nook, a brilliantly rustic balkan dining experience. The Lambs Cafe is another great option, especially for a hearty full English or Greek breakfast. In the other direction, Walthamstow Village is packed with ancient history

(which is how it gets its official 'village' status - it's not just a quaint, self-appointed title), as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores. If you need to escape further afield, you'll be pleased to know that you're only 11 minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or walk 23 minutes to Walthamstow Central for access to the speedy Victoria line. E

WHAT ELSE?

- Parents will be pleased to know you an abundance of 'Good' or 'Outstanding' rated schools nearby.
- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 16 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes south east.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.
- Your new local is the Lord Raglan, a traditional boozer with a sun trap garden and a great selection of drinks.



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 ASSISTANT BRANCH MANAGER

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