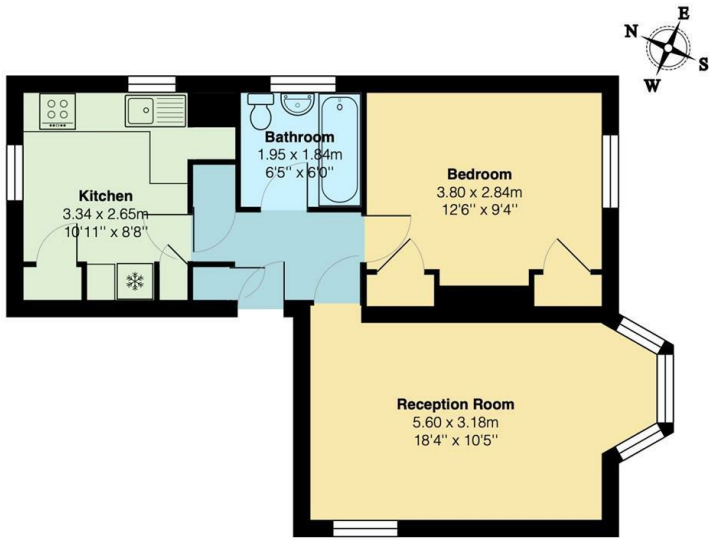




Second Floor

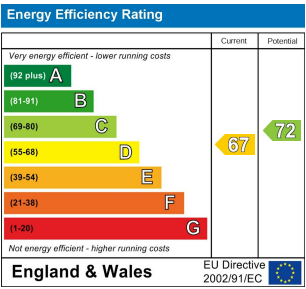
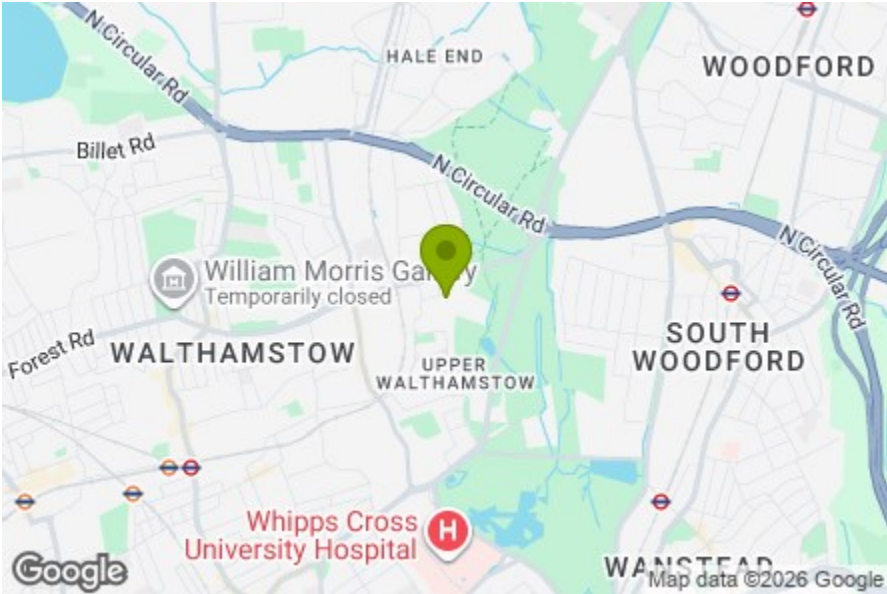
Total Area: 49.4 m² ... 531 ft²
All measurements are approximate and for display purposes only

Reception Room
18'4" x 10'5"

Kitchen
10'11" x 8'8"

Bedroom
12'5" x 9'3"

Bathroom
6'4" x 6'0"



FERNHILL COURT, WALTHAMSTOW

Offers In Excess Of £250,000 Leasehold
1 Bed Flat



Features:

- Second Floor Flat
- One Bedroom
- Well Presented
- Close Proximity to Epping Forest
- Short Walk To Wood Street Station

Nestled between the open greenery of Epping Forest and the ever-popular Wood Street neighbourhood, this beautifully presented one bedroom second floor apartment offers the best of both worlds. Peaceful surroundings, independent cafés, excellent transport links and one of Walthamstow's most characterful high streets are all within easy reach, making this an ideal home for anyone looking to enjoy a well-connected East London lifestyle.

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IF YOU LIVED HERE....

Step inside and a central hallway neatly connects each room, creating a practical layout that's easy to settle into. The reception room is a wonderfully bright space thanks to its large bay window, which draws in natural light throughout the day. Soft, neutral décor and warm wooden flooring create an inviting backdrop, with generous proportions that comfortably accommodate both living and dining areas.

The separate kitchen is smartly finished with sleek cabinetry, generous worktop space and plenty of storage, making it as practical as it is stylish. Just across the hallway, the bathroom is fresh and contemporary, fitted with a full-sized bath and clean, modern finishes.

The bedroom is a spacious double, thoughtfully presented in calm neutral tones and complete with fitted wardrobes that provide excellent built-in storage while maintaining a relaxed, uncluttered feel. Throughout the apartment, the interiors have been carefully

maintained, creating a home that's ready to move straight into. The neighbourhood gives you plenty to enjoy throughout the week. Start with coffee and a pastry at Chocolatine, browse the antiques, homewares and independent traders at Wood Street Indoor Market, then head east for the woodland paths and open clearings of Epping Forest.

WHAT ELSE?

- Walthamstow Village is within easy reach, with Eat 17, The Queen's Arms and the independent shops and cafés around Orford Road making it an easy choice for brunch, dinner or a quiet drink
- God's Own Junkyard and the breweries around Ravenswood Industrial Estate are close by, bringing together neon art, local beer and some of Walthamstow's most distinctive weekend spots.
- Wood Street Station is a short walk away, with direct Overground services to Liverpool Street and easy connections to the Victoria line at Walthamstow Central.



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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