

Total Area: 47.7 m² ... 514 ft²

All measurements are approximate and for display purposes only

Reception Room
14'8" x 10'5"

Kitchen
10'5" x 8'9"

Bathroom
6'7" x 5'2"

Dresser/Study
7'8" x 3'9"

Bedroom
11'6" x 10'7"



ARKLEY ROAD, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Second Floor
- Well Presented
- Bike Storage
- Close Proximity to the Marshes
- Short Walk to Walthamstow Central
- Moments from St James St Station

A bright and spacious one bedroom apartment, set on the second floor of a quiet residential street just moments from St James Street station. Beautifully presented and thoughtfully arranged, this inviting home sits within easy reach of the River Lea marshes, while Walthamstow Central and the neighbourhood's much-loved cafés, bakeries and independent spots are all within a short walk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

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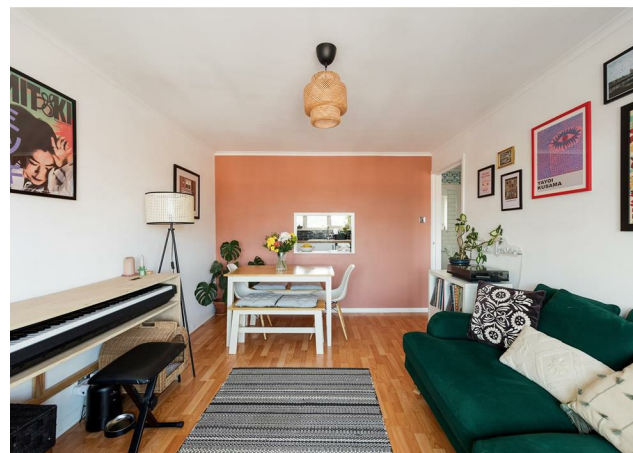
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IF YOU LIVED HERE...

You'd step into a welcoming hallway with warm timber flooring underfoot and a natural flow between the rooms. Your reception room sits to the front, a generous living space filled with daylight from wide windows. It's a calm, comfortable setting for both relaxing evenings and hosting friends, with plenty of room for seating and dining.

Your kitchen is set just beyond, neatly arranged with smart cabinetry, tiled splashbacks and practical worktops. The bedroom is a spacious double with a bright, peaceful feel, while a separate dressing room or study offers useful additional flexibility for home working or storage. The bathroom sits centrally, finished in a clean, contemporary style with modern fittings and a crisp white suite.

WHAT ELSE?

- St James Street Station is just a few minutes away on foot for

- swift connections into Liverpool Street
- Walthamstow Central is within walking distance for the Victoria Line and Overground services
- The wide open greenery of the Lea Valley Marshes is close by, perfect for long walks or weekend cycling
- Local favourites along St James Street include Crate St James, Project 660 and the ever popular St James Street food and coffee spots
- Walthamstow High Street, home to Europe's longest outdoor market, is a short walk away
- Nearby green spaces include Walthamstow Wetlands and Lloyd Park
- A range of well regarded local schools and community amenities are close at hand



A WORD FROM THE OWNER...

"We have absolutely loved living in this flat, it's spacious and quiet, and has been our perfect first home. The location is amazing, we are close to all the great parts of Walthamstow. We have the overground on our doorstep and multiple cafes, bakeries, pubs, supermarkets and green spaces to enjoy. We'll really miss living here!"

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