



Total Area: 73.8 m² ... 794 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room
20'1" x 15'4"

Balcony
17'1" x 5'4"

Bathroom
6'11" x 6'11"

Bedroom
13'6" x 9'7"

Bedroom
9'0" x 14'8"

Ensuite
5'2" x 6'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(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	



CLARKSON CRESCENT, WALTHAMSTOW Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Two Bathrooms
- Modern Build Apartment
- Balcony
- 800 Sq Ft.
- Close to Wood Street Station
- Chain Free

A beautifully presented two-bedroom, two bathroom apartment set on the second floor of a contemporary development, ideally positioned between the vibrant energy of Wood Street and the charming tranquility of Walthamstow Village. This stylish home boasts abundant natural light, generous storage throughout, and a private balcony — perfect for relaxing or entertaining.

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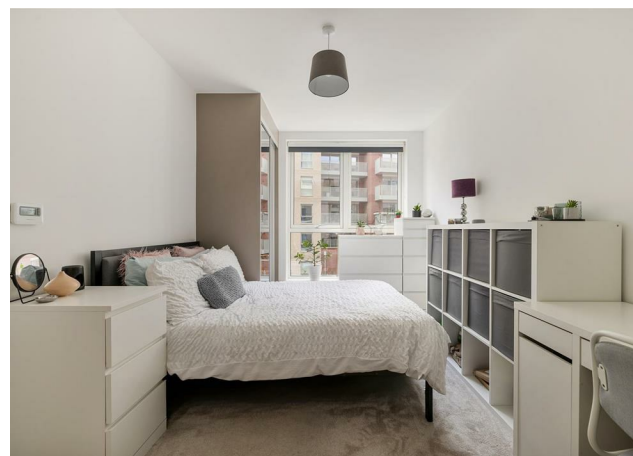
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IF YOU LIVED HERE...

Thanks to its immaculate condition and excellent maintenance, you'll be able to relax and enjoy your new home from the moment you move in. With 800 square feet of internal space, there's plenty of room to spread out, while the generous balcony doors allow natural light to flood in, enhancing the sense of openness.

The open-plan living and kitchen area has a calm, welcoming feel, with neutral décor and pristine flooring that make it ideal for both socialising and unwinding. The kitchen is sleek and modern, featuring smart cabinetry and high-quality integrated appliances.

Both double bedrooms follow the same thoughtful design, with soft carpeting underfoot for added comfort. One features a striking accent wall, built-in storage, and a stylish ensuite. Across the spacious hallway, you'll find a second immaculate bathroom with contemporary fittings. Additional built-in storage throughout the apartment ensures everything has its place.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Luke's cider tap room in the indoor market to the award-winning Chocolatine bakery.

You've got more quirky but creative gems in the nearby Ravenswood Industrial Estate,

such as the ever-popular God's Own Junkyard, Pillars, Malt Haus and gin palace Mother's Ruin.

Your route to Walthamstow Village takes in some lovely sights, including the St Mary's Churchyard and the historic Ancient House. As for pubs, you're spoilt for choice, with options including the unique Nags Head and charming Castle.

If you need to escape further afield, you'll be pleased to know that you're only four minutes on foot from Wood Street station, where you can nip to Liverpool Street in 30 minutes on the Weaver Overground, or walk 15-20 minutes to Walthamstow Central for access to the speedy Victoria line. Either way, you can make it to centre of London in less than 45 mins.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 22 minutes north, Fellowship Square, with its impressive fountains, is even closer, 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, and the convenient chains found in the 17&Central shopping centre.

- As well as all the dynamic food and drink-based perks, you'll be pleased to find out that you've got some great conveniences nearby, such as a post office, newly developed library and long-established garden centre, Lancasters.



A WORD FROM THE OWNER...

"We've absolutely loved living here. The open-plan living space and large balcony area makes it feel airy and bright, while still staying surprisingly warm in the colder months. We've also enjoyed making full use of the private communal gardens for relaxing and getting to know neighbours and their dogs! The area is diverse, friendly and full of great cafes, shops, and parks — and it's amazing being so close to Epping Forest while having quick, easy access to central London."

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