

GROUND FLOOR

Total Area (Excluding Terrace): 52.1 m<sup>2</sup> ... 561 ft<sup>2</sup>

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.

Kitchen/Lounge/Diner  
11'9" x 23'2"

Bedroom  
10'0" x 14'3"

Bathroom  
9'8" x 6'10"

Hall

Storage

Utility

Terrace  
9'0" x 8'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	



## TROUBRIDGE SQUARE, WALTHAMSTOW

Offers In Excess Of £365,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom
- Ground Floor Flat
- Private Balcony
- Modern Development
- Moments from Wood Street Station
- Chain Free

A thoughtfully arranged one-bedroom ground floor flat in a modern Walthamstow development, with a private terrace and Wood Street station moments away. With Wood Street's cafés, shops and everyday essentials close by, plus Lloyd Park and the William Morris Gallery within easy reach, this is a well-connected home with plenty of local life on the doorstep.

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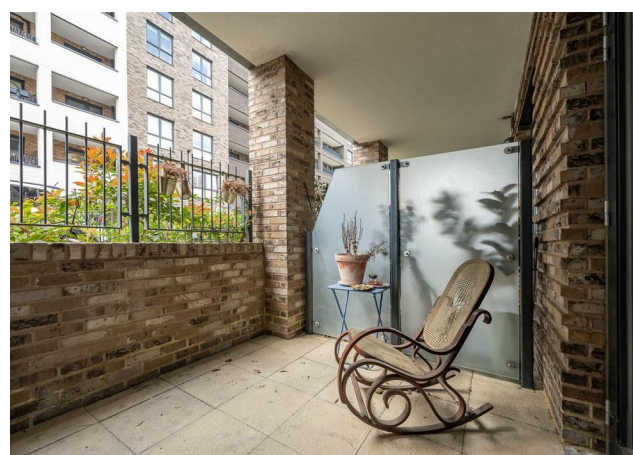
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#### IF YOU LIVED HERE...

The open-plan kitchen, lounge and dining space is bright and sociable, with a generous run of white cabinetry, integrated appliances and room to settle into distinct areas for cooking, eating and relaxing. The green feature wall adds warmth, while the full-height window and door draw the eye out towards the private terrace.

The bedroom sits separately off the hall, with soft neutral tones, a good sense of calm and enough space for freestanding furniture. There's also useful storage, a utility area and a well-finished bathroom with tiled walls, a bath with shower over, and a clean, contemporary feel.

Outside, the private terrace gives you your own pocket of outdoor space, just right for a morning coffee, a few pots and a quiet moment at the end of the day. The home also comes with a share of freehold.

#### WHAT ELSE?

Wood Street station is moments away, making journeys across East London and beyond simple and straightforward.

Lloyd Park and the William Morris Gallery are both within easy reach for green space, weekend walks and a little local culture.

Wood Street's independent favourites, including Dudley's café and The Flower Pot, and the Wood Street Indoor Market are close by, giving the area its easy, village-like rhythm.



#### 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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