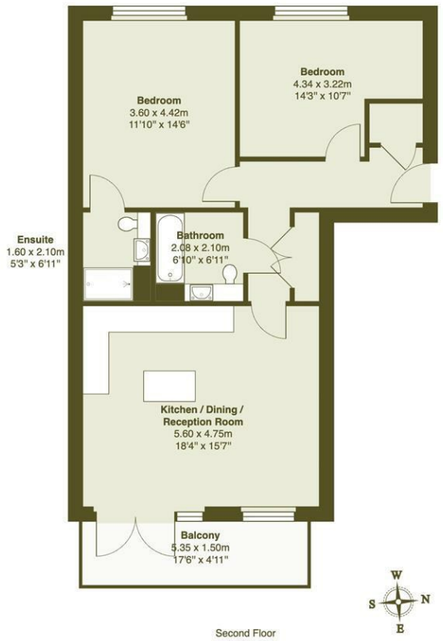


Second Floor

Total Area: 76.3 m² ... 821 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Bedroom
14'2" x 10'6"

Bedroom
11'9" x 14'6"

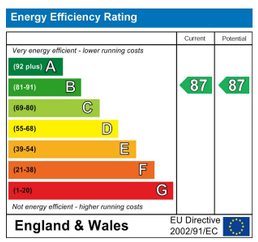
Ensuite
5'2" x 6'10"

Bathroom
6'9" x 6'10"

Kitchen/Dining/Reception Room
18'4" x 15'7"

Balcony
17'6" x 4'11"





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CLARKSON CRESCENT, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat

Features:

- Two Bedroom Apartment
- Second Floor
- Approx. 821 Square Feet
- Close to Wood Street Station
- New Build Block
- Balcony

A bright, well-kept two-bedroom apartment on the second floor of a modern block in Walthamstow, with its own balcony and a clean, contemporary finish. Wood Street is close by for independent cafés, everyday essentials and rail connections, while the green spaces of Epping Forest are also within easy reach.

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IF YOU LIVED HERE...

The entrance hall leads into an open-plan kitchen, dining and reception room, a generous space with large windows and doors opening directly onto the balcony. The kitchen is finished with sleek white cabinetry, integrated appliances and darker worktops, with a central island creating a natural spot for breakfast or an evening drink. There's plenty of room beyond for both dining and lounging, while the neutral palette and warm-toned flooring keep everything feeling calm and cohesive.

Both bedrooms sit beyond the hallway. The larger bedroom has its own ensuite shower room, while the second is another well-proportioned room with a large window bringing in plenty of daylight. The main bathroom includes a bath with shower above, and the overall finish is clean and contemporary throughout. Outside, the long covered balcony gives you a useful extension of the living space, with room for seating and plenty of pots and planting.

WHAT ELSE?

- Wood Street is close by for direct rail services to Liverpool Street, as well as local favourites including Chocolatine Bakery, The Duke and the independent shops and cafés dotted around the neighbourhood.

- For greenery, you're well placed for Epping Forest, with Hollow Ponds offering woodland trails, open space and a welcome change of pace from the city.

- Head towards central Walthamstow for Soho Theatre Walthamstow, Forest Cinema and the shops and amenities of 17&Central, with plenty more places to eat and drink along Hoe Street.



WORD FROM THE OWNER...

This was our family's first home and has been the backdrop to many happy memories. We have particularly valued its convenience, friendly community and wealth of nearby amenities.
A few highlights we have especially enjoyed:
- Excellent transport: around 25 minutes door to door to the City, one Overground stop to the Victoria line, and about a 20-minute walk to Walthamstow Central. Walthamstow Village is roughly 10 minutes away.
- Wood Street has everyday essentials on the doorstep, including the Post Office, Co-op, dry cleaner, computer repairs and key cutting. Whipps Cross Hospital is also within walking distance.
- The building and wider area have a genuinely close-knit community. Our helpful neighbours share a WhatsApp group and readily assist with keys, deliveries and the occasional borrowed household item.
- Local favourites include Chocolatine Bakery, The Codfather, Dudley's and Lancasters Home & Garden. Families also have a playground, Wood Street

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