

Second Floor

Total Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Reception  
19'3" x 12'5"

Kitchen  
10'8" x 10'7"

Bedroom  
13'8" x 9'7"

Bedroom  
12'11" x 9'5"

Bathroom  
7'5" x 5'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		73	76
		EU Directive 2002/91/EC	



## ARKLEY ROAD, WALTHAMSTOW

Offers In Excess Of £395,000 Leasehold  
2 Bed Flat



### Features:

- Second Floor Flat
- Two Bedrooms
- No Chain
- 770 sqft
- Close to St James Street Station

A bright and well-proportioned two bedroom apartment on the second floor, offered with no onward chain. Set on a quiet residential street close to St James Street Station, you'll be well placed for independent cafés, restaurants and the creative energy of this popular corner of Walthamstow.

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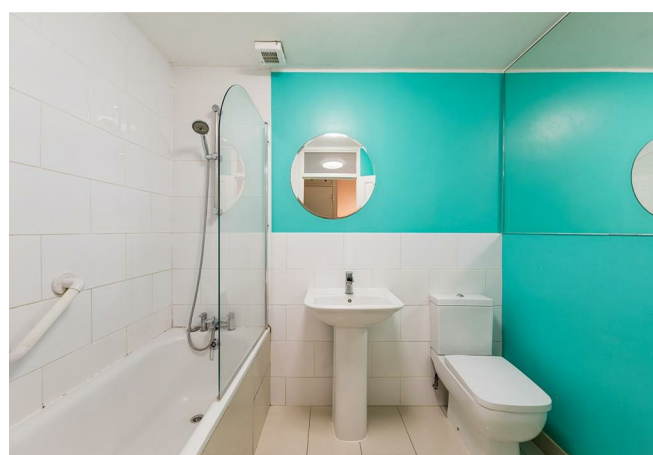
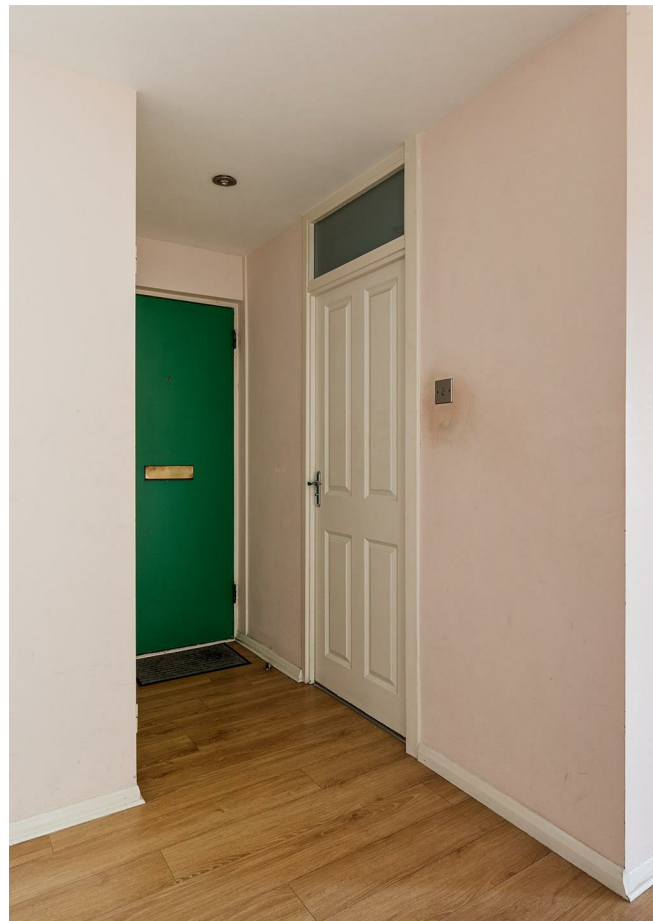
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#### IF YOU LIVED HERE...

With 770 sq ft of internal space, this apartment offers a practical layout and generously sized rooms throughout. The reception room stretches to over 19ft, creating a bright and versatile living space with room for both seating and dining. Large windows draw in natural light, while the neutral décor and wood-effect flooring provide a clean backdrop for your own style.

The separate kitchen sits just off the hallway and is a good size at over 10ft square. Arranged in a U-shape, it offers extensive worktop space and storage, with windows bringing in plenty of daylight. The bathroom is positioned centrally and fitted with a bath, wash basin and WC.

Both bedrooms are comfortable doubles, measuring 13ft and 13'9" respectively. Positioned away from the living space, they offer flexibility, whether you need a second bedroom, guest room or home working space. A central hallway connects each room, giving the apartment a natural flow throughout.

#### WHAT ELSE?

- St James Street Station is close by, with regular Overground services to Liverpool Street, while Walthamstow Central offers Victoria line connections and plenty more for commuters.

- Crate St James and Blackhorse Lane are home to independent food, drink and creative businesses, including cafés, breweries, studios and relaxed weekend spots.



#### WORD FROM THE OWNER...

"We have thoroughly enjoyed living here and, were it not for our changing circumstances and move to a larger family home, we would have been very happy to stay. One of the things we love most about the property is how peaceful and safe the location is. Situated on a quiet residential road with no through traffic, only residents use the road, creating a calm, secure and family-friendly environment. The area offers exceptional amenities within walking distance, including Tesco, Sainsbury's, Asda, Lidl, Boots, Superdrug, local farmers' markets and a wide range of international supermarkets. Walthamstow Market, one of the longest outdoor street markets in Europe, is just a 5-minute walk away and provides a fantastic variety of shops, cafés and fresh produce. There is an excellent choice of restaurants and coffee shops nearby, including Turkish, Indian, Greek and Chinese restaurants, as well as Starbucks, Pret A Manger, Costa, Caffè Nero and many independent cafés. For outdoor enjoyment, St James Park, Walthamstow Wetlands, Queen's Road Park and Coppermill Park are all nearby. The property is also within the catchment area of highly regarded local schools, making it particularly attractive for families. Transport links are outstanding, with St James Street Station approximately 4 minutes away, Queen's Road Station 5 minutes away, Walthamstow Central around 10 minutes away and Blackhorse Road around 12 minutes away. Numerous day and night bus routes are also available nearby."

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