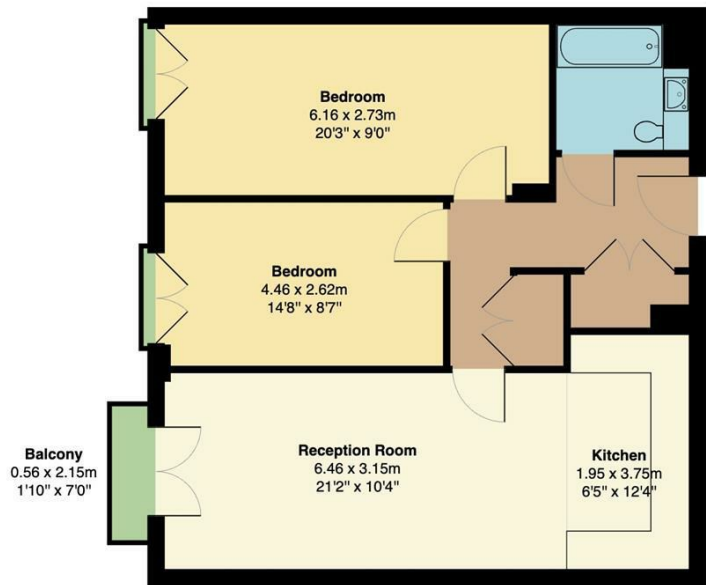




Kitchen / Living / Dining
22'5" x 13'11"

Master Bedroom
11'0" x 12'10"

Bedroom
12'4" x 10'2"

Balcony
15'7" x 4'9"

Total Area: 72.0 m² ... 775 ft² (excluding balcony)
All measurements are approximate and for display purposes only



FOREST ROAD, WALTHAMSTOW
Guide Price £520,000 Leasehold
2 Bed Apartment



Features:

- Two Bedrooms
- 999 Year Lease
- Incentives Available
- Secure Video and Fob Entry
- Bike Store
- Integrated Appliances Included
- Ten Year Building Warranty and Two Year Customer Care Warranty
- Energy Efficient and Low Energy Bills
- IMAGES FROM SHOW APARTMENT

A striking new development just off Fellowship Square, this fully featured two bedroom third floor apartment is home to high end fixtures, fittings and finishes throughout. And just a short stroll to The Village.

Energy efficient, with video and fob entry plus a 250 year lease and secure bike storage, as well as a ten year building warranty, your new home has been designed with peace of mind, in mind.



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	EU Directive 2002/91/EC	

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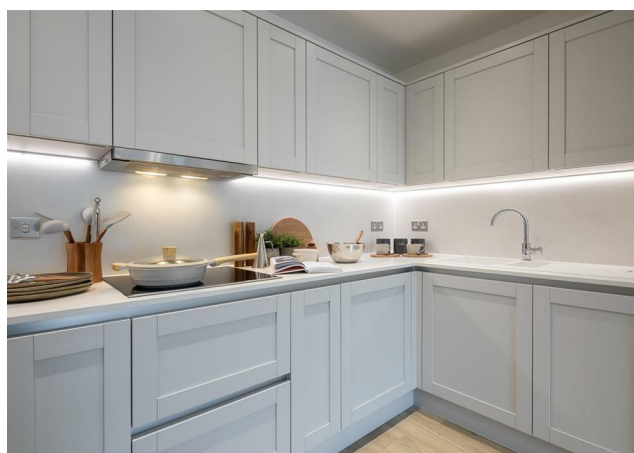
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IF YOU LIVED HERE...

Your hallway's immediately wide and welcoming, with the extra storage and incidental space that's all too often overlooked in London apartment living. Then your open plan lounge, kitchen and diner opens everything up even further. Immaculate white cabinets home to high end integrated appliances give way to Forest Green wood panelling while smoky grey engineered hardwood runs underfoot.

A set of patio doors open up from your living room to your balcony, a secluded outdoor spot with a lush green backdrop under clear skies. Great for a morning coffee. Elsewhere your bedroom is a substantial double, with its own Juliette balcony access., and your bathroom is a softly lit, boutique affair, with large format tiling from tub to ceiling.

Outside and Walthamstow's latest landmark, Fellowship Square, is just moments away. An artfully arranged public space, with fountains and regular events, this is a lovely spot to have on your

doorstep. Explore a little further for Bell Corner, home to some charming independent cafes and one of our best gastropubs, The Bell. Finally Lloyd Park's open green spaces and landscaped gardens are less than a half mile on foot.

WHAT ELSE?

- You're just a ten minute walk from The Village here, our celebrated leafy enclave home to some of the best bars, restaurants and gastropub for miles around.
- Walthamstow Central station is just a twenty minute stroll or five minute bike ride, for direct Victoria line and Overground connections to Oxford Circus and Liverpool Street, respectively.
- The multi million pound sporting facilities of the Waltham Forest Feel Good Centre are less than ten minutes away. Here you'll find an Olympic pool, state of the art gym, trampoline park, sports hall, climbing wall and much more.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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