

Front Terrace
30'8" x 8'11"

Kitchen/Diner
10'2" x 16'6"

Reception
14'6" x 16'6"

Rear Terrace
30'10" x 16'9"

Bedroom
9'4" x 15'11"

Bedroom
9'0" x 16'4"

Storage
4'0" x 8'9"

Bedroom
7'11" x 11'11"

Bathroom
7'2" x 6'7"

WC
6'2" x 4'11"

FIFTH FLOOR
Total Area (Excluding Front & Rear Terrace): 94.4 m² ... 1016 ft²

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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	



FULBOURNE ROAD, WALTHAMSTOW

Offers In Excess Of £530,000 Leasehold
3 Bed Flat - Penthouse



Features:

- Chain Free
- Penthouse Flat
- Three Bedrooms
- Private Terrace
- Lovely Views
- Underfloor Heating
- Close to Wood Street Station
- Communal Residents Parking

Set within a well-maintained development, this chain-free penthouse flat offers an appealing blend of privacy, outlook and everyday comfort. Arranged across a single level, it provides three bedrooms alongside generous living accommodation, complemented by a private terrace that enjoys lovely open views. Underfloor heating runs throughout, adding a refined layer of comfort to daily life. The property also benefits from communal residents parking, making it a practical option for city living. With Wood Street Station close by, it is particularly well placed for commuters, while the penthouse position adds a sense of elevation and separation that's rarely found.

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IF YOU LIVED HERE...

Positioned on the fifth floor, the apartment opens into a central hallway, gently guiding you through the home and linking each room with ease. From here, the reception room draws you in with a comfortable sense of width and large windows. It works just as well for relaxed evenings as it does for hosting friends, with a layout that naturally leads you through to the rear terrace.

Beyond the reception room, the rear terrace stretches across the apartment and becomes a natural extension of the living area. There's plenty of room for outdoor furniture, with wide sky views and a pleasing sense of privacy that makes it an inviting setting for entertaining or unwinding on warmer days. Back inside, the kitchen and dining area sits neatly off the hallway and works as an inviting, clearly defined room. Clean-lined cabinetry is paired with darker contrasting surfaces while a window draws in daylight and keeps the atmosphere uplifting.

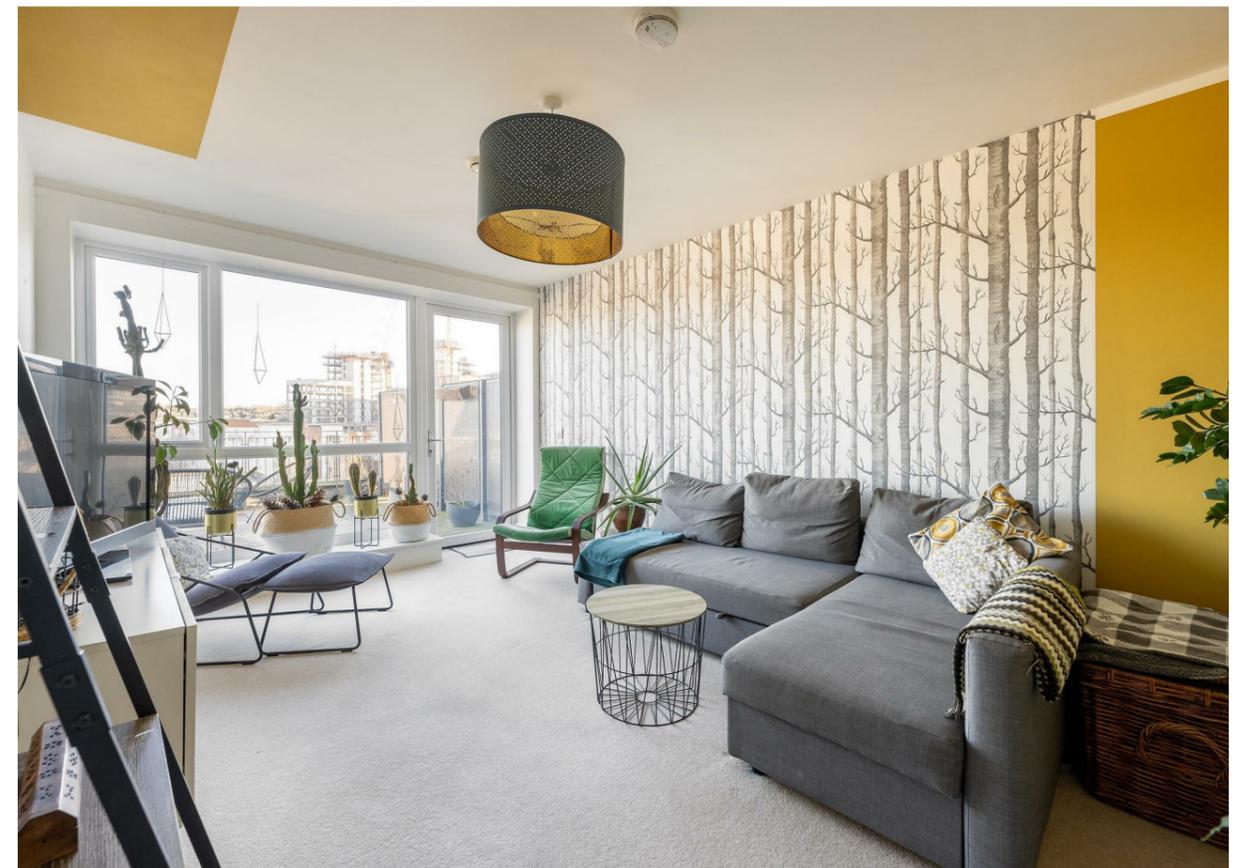
The three bedrooms continue the same consistent tone, each enjoying large windows and far-reaching urban views. Two of the rooms easily accommodate double beds with room to move, while the third offers welcome flexibility. The bathroom is finished in warm-toned tiling and includes a bath with overhead shower, creating a composed, comfortable setting, while an additional WC adds everyday convenience. To the front of the apartment, the terrace runs along the building's clean façade,

offering an appealing outdoor setting that feels open, airy and quietly removed from the bustle below.

The surrounding neighbourhood has a relaxed, lived-in feel, mixing independent favourites with generous green escapes. Ruttle & Rowe is best known as a quality coffee stop, popular for takeaway cups and a quick pause in the day, while The Dog & Duck is a well-loved local pub, valued for its friendly atmosphere and food offering. Wood Street Indoor Market brings real character to the area, drawing people in for vintage pieces, antiques, records and collectables. Lloyd Park offers green space with tennis courts, cafés, a popular playground, the William Morris Gallery and a weekend market, while woodland walks are just as close in the opposite direction around The Doughnut within Epping Forest. Families are also well served, with highly regarded schools nearby, including the outstanding Woodside Primary Academy.

WHAT ELSE?

Getting around is straightforward, with Wood Street Station a 15-minute walk away and direct services into Liverpool Street Station. Bus routes nearby connect easily with Walthamstow Central, Stratford and neighbouring parts of east London, making day-to-day travel simple and well connected.



A WORD FROM THE OWNER...

"Exceptional top-floor apartment, situated in a five-story building, offers spacious and modern living in the heart of Walthamstow. The property comprises three bedrooms—two generously sized doubles and one single—a separate kitchen/dining area, a bright and spacious living room, a tiled bathroom, and an additional separate toilet. A standout feature is the extensive storage room, providing ample space for all your needs.

The highlight of this apartment is the expansive private rooftop terrace, complemented by an additional patio at the front of the property, offering an abundance of outdoor space—an exceptional find in the city.

Prime Location & Connectivity:

Located on Fulbourne Road, just minutes from Walthamstow Town Hall, this property benefits from excellent transport links:

Wood Street Station (7-minute walk) offers direct trains to Liverpool Street in under 30 minutes.

Walthamstow Central provides access to the Victoria Line, including 24-hour weekend service.

Local Community & Lifestyle:

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