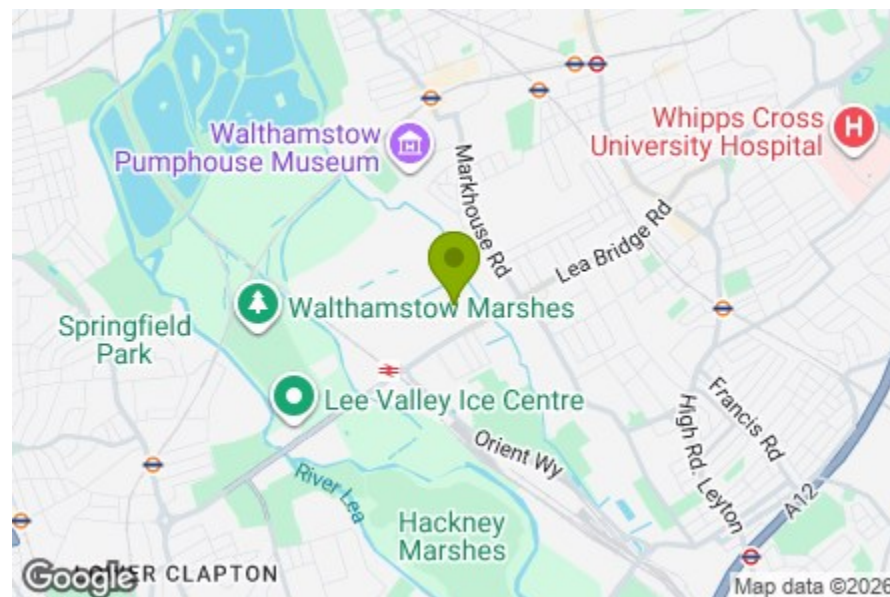


Total Area: 49.1 m<sup>2</sup> ... 529 ft<sup>2</sup>

All measurements are approximate and for display purposes only

- Bedroom  
8'9" x 6'11"
- Bedroom  
12'8" x 9'2"
- Reception Room  
15'9" x 11'4"
- Kitchen  
8'7" x 8'6"
- Bathroom  
6'11" x 5'6"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	80 82
(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	



## LIDEN CLOSE, WALTHAMSTOW

Asking Price £350,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- First Floor Flat
- Well Presented
- Secure Off Road Parking
- Communal Garden
- Short Walk to Lea Bridge Station
- Close Proximity to Walthamstow Wetlands

A bright and well proportioned two bedroom flat set on the first floor of a low rise development, just moments from open marshland and excellent transport links. Well presented throughout, this is a home that offers calm, practical living in a location that balances green space with city access. Lea Bridge Station is a short walk away, placing you within easy reach of Stratford and beyond.

REQUEST A VIEWING  
0203 397 9797

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**IF YOU LIVED HERE...**

You would step into a welcoming central hallway, with each room unfolding naturally from here. The living room is beautifully bright, with generous proportions and large windows drawing in plenty of daylight. There is ample space for both relaxing and dining, making it easy to host friends or enjoy a quiet evening in. The kitchen sits separately, thoughtfully arranged with good storage and worktop space, designed with everyday living in mind.

Both bedrooms are well sized doubles, each offering a calm retreat at the end of the day. The principal bedroom enjoys a peaceful outlook, while the second room works equally well as a guest room, workspace or nursery. The bathroom is neatly finished and well maintained, and throughout the flat you will find a sense of order and care that makes it ready to move into from day one.

**WHAT ELSE?**

- It's a short walk to Lea Bridge station, with swift connections to Stratford for the Elizabeth line, Central line and Westfield, as well as Tottenham Hale for the Victoria Line and trains to Stanstead Airport.
- Walthamstow Wetlands is close by, offering miles of waterside paths, birdlife and open skies when you need space to breathe.
- For coffee and weekend brunch, head to Kophi, BBs Cafe or enjoy canalside dining at The Princess of Wales, both easily reached by foot or bike.
- The green open spaces of Hackney Marshes are also within easy reach, ideal for morning runs, weekend football or long, unhurried walks.



**A WORD FROM THE OWNER...**

"I love living here it's Walthamstow, but on the cusp of Hackney – it's got such a great mix of things going on. I love getting a flat white from Kophi and heading to the Hackney Marshes on a Sunday afternoon – all that greenery makes you completely forget you're in London, and often I walk along the canal to Hackney Wick for brunch. Saturdays are great with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought even more culture to E17 and amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are the place to go. With brilliant transport links, it's so easy to hop on the train, tube or overground and be in Central London in no time at all, and if there is time to take in the sights of East London, regularly the 55 goes from the doorstep all the way to Oxford Circus!"

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