





Gainsford Road, Walthamstow

Offers In Excess Of
£290,000

Tenure : Leasehold

Floor Area : 346.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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



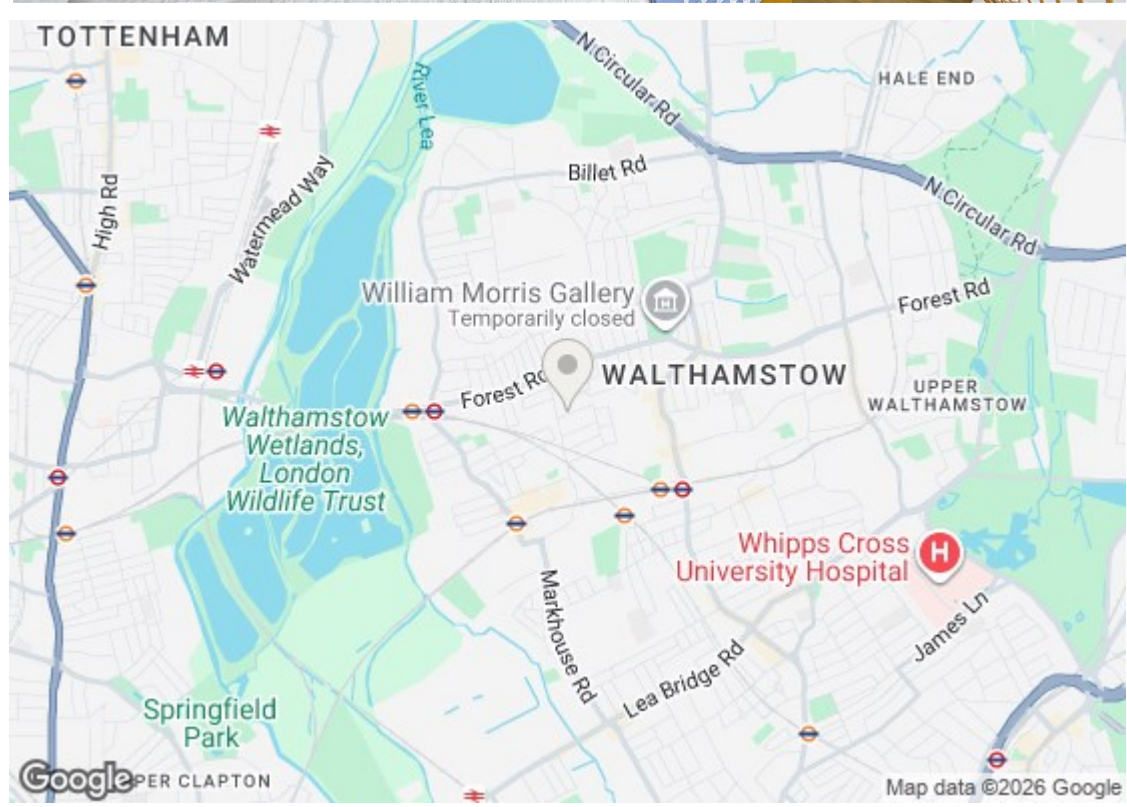
Nestled on Gainsford Road in London, this bright one-bedroom first-floor apartment offers a delightful living experience in a vibrant area. The property features a spacious reception room, perfect for relaxation or entertaining guests, alongside a well-appointed bedroom and a modern bathroom.

One of the standout features of this apartment is its ideal location, situated conveniently an approximate 10 minute walk way to Walthamstow Central Victoria Line Station as well as variety of local attractions. Residents can enjoy a gentle stroll to Walthamstow Market, renowned as the longest outdoor market in Europe, where a plethora of stalls and shops await. Additionally, the nearby Lloyd Park and the William Morris Gallery provide lovely green spaces and cultural experiences right on your doorstep. For those seeking entertainment, the Soho Theatre is also within easy reach, offering a range of performances and events.

The property benefits from a bike shed, catering to cycling enthusiasts and promoting an active lifestyle. The well-manicured communal gardens enhance the appeal of the apartment, providing a serene outdoor space for relaxation and socialising.

This charming apartment is perfect for individuals or couples looking for a comfortable home in a lively and well-connected area of London. With its combination of modern living and proximity to local amenities, this property is not to be missed.





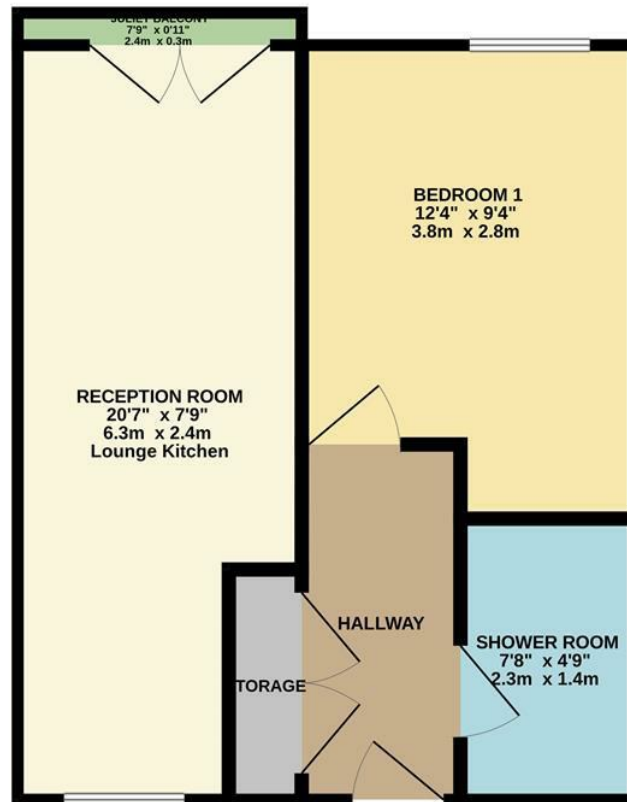


- bright and airy One Bedroom First floor flat
- 10 minute walk Walthamstow Central Victoria Line Stations
- well manicured communal gardens
- Bike shed
- you can take a pleasant walk To the Soho Theatre, Lloyd Park & William Morris Gallery Walthamstow Market or the Wetlands
- Ideal First time purchase
- easy access to Queens Road suffragette line & Blackhorse Road Station

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FIRST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 346 sq.ft. (32.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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