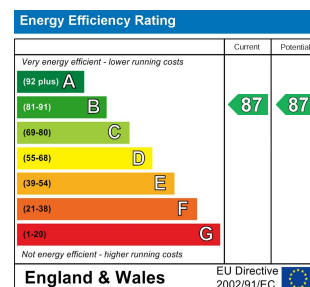


Balcony  
9'10" x 9'10"

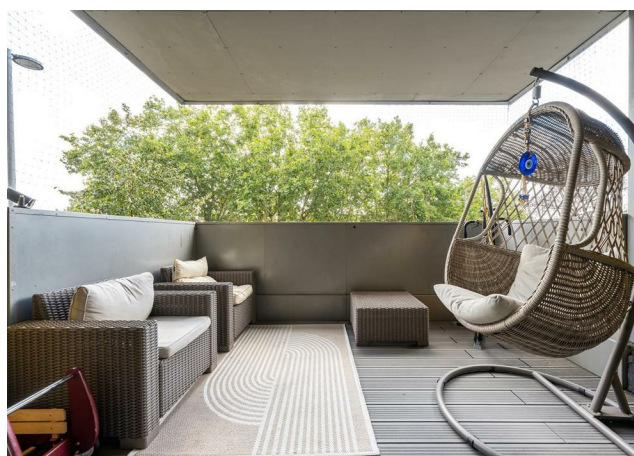
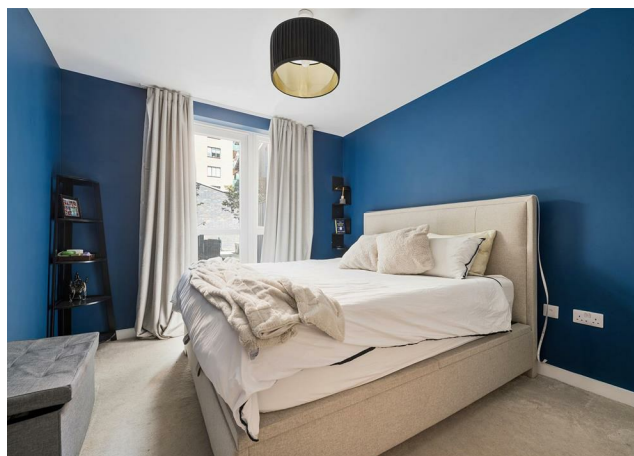
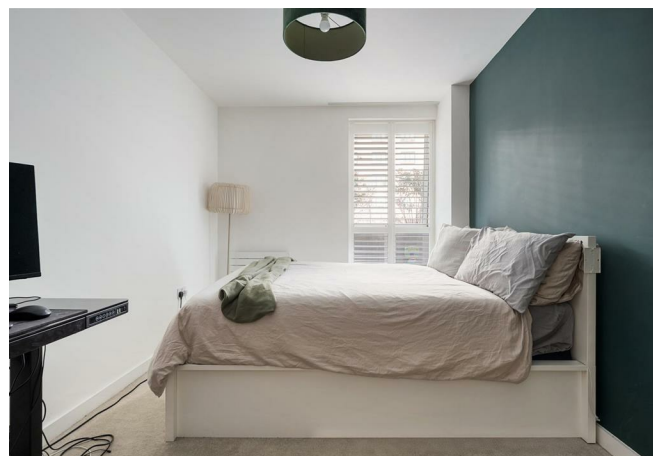
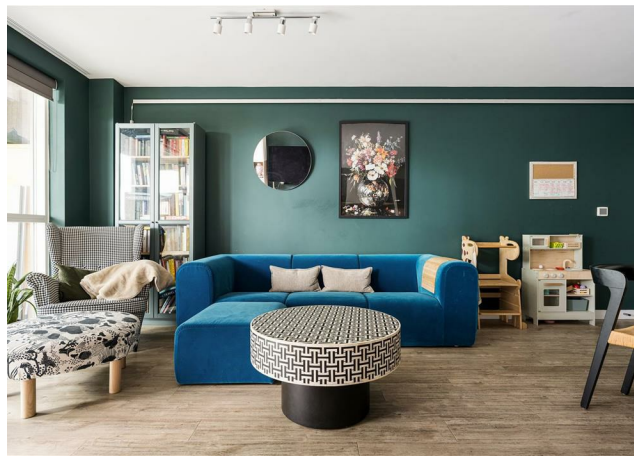
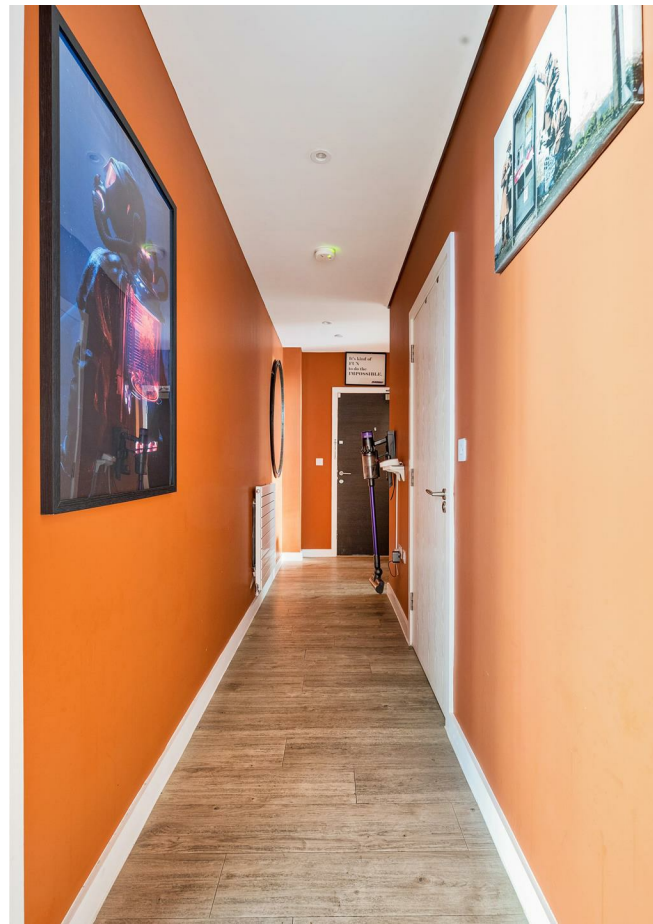


- First Floor Apartment
- Over 1000 sqft
- Immaculately Presented
- Moments From St James Street Station
- 100 sqft Balcony in the Front and 400 sqft Private Terrace in the Back
- Direct Access to Resident Only Communal Garden
- Concierge Service
- Bicycle Storage
- Long 242 Year Lease



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#### IF YOU LIVED HERE...

The hallway runs through the centre of the apartment, with all three bedrooms arranged together along one side. The largest bedroom has its own ensuite bathroom, while the remaining two bedrooms sit alongside, offering useful flexibility for family life, guests or working from home. A second bathroom, finished with grey tiling and a bath with shower above, is accessed from the hallway, along with two separate storage cupboards.

At the other end of the apartment, the kitchen, lounge and dining room forms one generous open-plan space. The kitchen is finished with sleek white cabinetry and integrated appliances, while rich green walls, timber-style flooring and large windows bring warmth and character to the living area. There is ample room for a dining table as well as a substantial seating area, and glazed doors open directly onto the balcony.

The outdoor space is a real highlight. Alongside the approximately 100 square foot balcony is a substantial private rear terrace of

around 400 square feet, giving you plenty of room for seating, planting and outdoor dining. The apartment itself extends to over 1,000 square feet, while residents also benefit from direct access to a communal garden, concierge service and bicycle storage. With approximately 242 years remaining on the lease, there's also the reassurance of an exceptionally long lease term.

#### WHAT ELSE?...

- St James Street station is moments away for Overground services towards Liverpool Street, with the cafés, shops and restaurants around St James Street right on your doorstep.

- Walthamstow's local favourites are close by, including The Collab and Sodo Pizza, while Soho Theatre Walthamstow adds an excellent cultural spot on Hoe Street.

- Walthamstow Wetlands and Lloyd Park give you two very different stretches of green space nearby, from waterside trails and wildlife to lawns, gardens and the William Morris Gallery.



#### A WORD FROM THE OWNERS...

"We've absolutely loved living here and, in particular, it's been such a wonderful place to raise our little boy from a baby into a toddler. One of the things we've loved most is the location. The station is just a three-minute walk away, and you can be in Liverpool Street in around 13 minutes, which has made getting into central London incredibly easy. At the same time, you have everything you could want right on your doorstep, from brilliant independent coffee shops and bakeries to lovely parks, family-friendly cafés, classes and soft plays.

It really is such a fantastic place for families, and we've loved being part of the Walthamstow community.

We hope the next owners love this home as much as we have."

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