

## BRIGHTON AVENUE, WALTHAMSTOW

£2,250 Per Calendar Month  
2 Bed Flat



### Features:

- Ground Floor
- Premier Road
- Period Features
- Two Double Bedrooms
- Wooden Flooring
- Modern Tiled Bathroom
- Summer House
- Council Tax Band B

An elegant and spacious two bedroom apartment, occupying the ground floor of a Victorian conversion sat on an enviably central no through road. You have a wealth of vintage features and Walthamstow Central station just a half mile on foot.

Brighton Avenue - a sought after residential turning with zero through traffic. Despite the peace and quiet you have so much that makes our borough so special right at your fingertips.

REQUEST A VIEWING  
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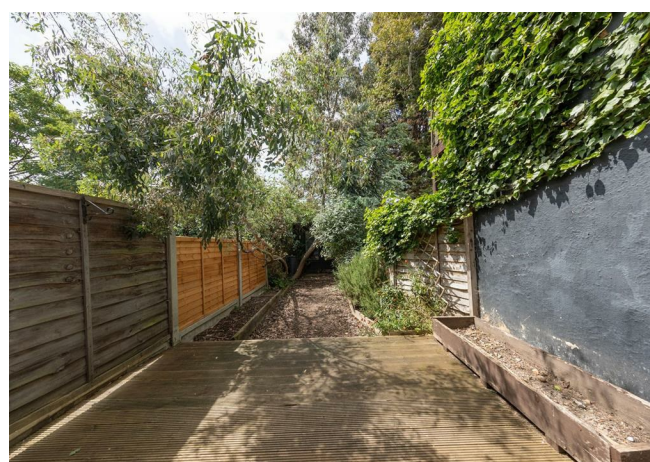
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## IF YOU LIVED HERE...

Your principal bedroom sits to the front with that large bay window. Currently in use as a second reception thanks to the flexible layout, it's an impressive 170 square foot, finished in stately grey with the original Victorian floorboards underfoot and a vintage mantel. Your reception proper is to the rear. 120 square foot with more vintage floors and an artfully distressed hearth, it's also an ideal candidate for a home working space if you only need the one bedroom.

And that bedroom is next door – a healthily sized double with floor to ceiling wardrobe and a pleasant garden view. Your kitchen is a bright, sunny affair with wooden worktops and a night blue paintjob above the classic letterbox splashbacks,

plus more leafy green views of your gorgeous garden. Finally your bathroom, tucked away to the rear and home to a gorgeous walk in rainfall shower and stone vanity sink.

As noted you have so much on your doorstep here. Walthamstow Central is just a half mile on foot for direct twenty minute runs to Oxford Circus and Liverpool Street. Walthamstow Village is just a few minutes further and well worth the stroll. Here you'll find an array of diverse and independent pubs, bars and restaurants perfect for any occasion. Whether you fancy a sumptuous Sunday Roast at The Queen's Head or tucking into artisanal gin cocktails at Mother's Ruin, there's something for everyone here.



## WHAT ELSE?

- Your rear garden is a wonderfully private affair, secluded by high timber fencing and mature greenery. For yet more flexibility, you have a powered summer house tucked away at the end, ideal for all manner of purposes.
- Walthamstow Queens Road overground is a mere five minute stroll for the Gospel Oak to Barking line.?- London's largest nature reserve, the 500 acre, Green Flag award winning Walthamstow Wetlands, is less than twenty minutes on foot anytime you want to lose yourself in its blue and green expanse.

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**Bedroom**  
13'6" x 13'0"

**Garden House**  
11'11" x 8'2"

**Reception Room**  
12'2" x 10'2"

**Bedroom**  
12'2" x 9'3"

**Kitchen**  
7'0" x 6'6"

**Bathroom**



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