



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			



Set on Wood Street, just a minute from the station, this freehold mixed-use property brings together a spacious ground floor office and two self-contained two-bedroom flats to the upper floors, making it a rare and flexible find in one of Walthamstow's most well-loved pockets.

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KEY FEATURES...

The arrangement here, namely a substantial ground floor office of 1,930 square feet and residential space above, offers plenty of scope for an investment opportunity. To the rear, there are five parking spaces which may offer development potential (subject to planning) for a mews structure, and there may be scope to add an additional level or mansard. The upper parts are divided into two separate two-bedroom flats, each with its own external terrace. Vacant possession will be provided on completion.

Inside, the upper flats feel bright and straightforward, with neutral finishes, simple palettes and large windows keeping everything light. The kitchens are smartly fitted, with shaker-style cabinetry and tiled splash backs, while the bathrooms are clean and understated. Bedrooms are calm and well proportioned, and the terraces provide a welcome bit of outdoor space, with open rooftop views across the surrounding streets.

The commercial space has a practical, well-established feel, with a broad frontage and a series of offices and meeting areas that lend themselves to day-to-day working life. There is the potential to

sub-divide the office space to create smaller lettable office unit, and there are also precedents for residential change of use to ground floor spaces in close proximity on Wood Street, subject to the usual permissions. Altogether, it is a property with real flexibility, well placed for the energy of Wood Street.

WHAT ELSE?

Wood Street Station is around a minute away on foot, making trips into Liverpool Street simple, while Walthamstow Central is also within easy reach for the Victoria line.

Walthamstow Village is a short walk away, bringing a well-established mix of restaurants, pubs and everyday amenities that adds to the appeal for both commercial and residential occupiers.

Lloyd Park is also close at hand for wide open green space, tennis courts, weekend walks and the William Morris Gallery just beyond.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

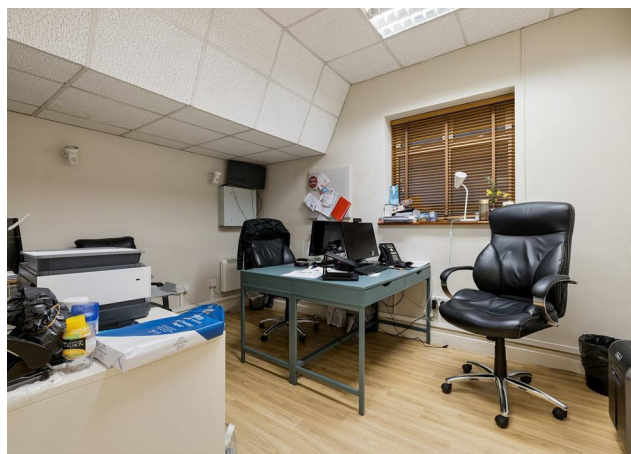
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