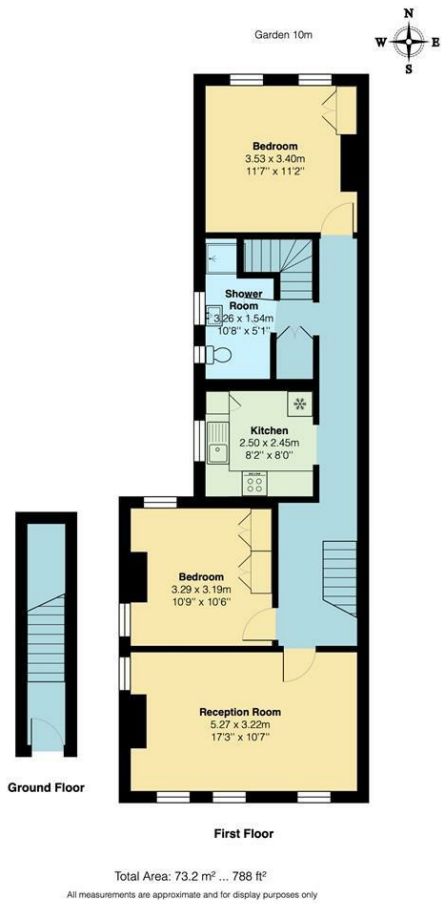


FOREST ROAD, LONDON

£2,300 Per Calendar Month

2 Bed Flat



Features:

- Two Bedrooms
- One Bathroom
- Permit Parking
- First Floor Flat
- Ex Warner
- Shared Garden
- Close To Walthamstow Central
- Available October

Bright, characterful and beautifully proportioned, this two-bedroom former Warner maisonette occupies the first floor, with a shared rear garden and a wonderfully considered interior. There's a separate kitchen and reception room, two double bedrooms, and a brilliant Walthamstow location close to Lloyd Park.

You're just a few minutes from the green open space of Lloyd Park and the William Morris Gallery, while Hoe Street is close by with its ever-growing collection of independent eateries and shops.

Walthamstow Central is also within easy reach, putting the City and West End around 20 minutes away by tube.

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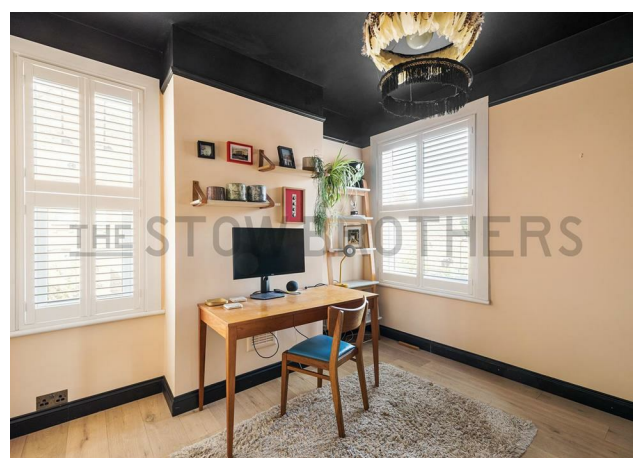
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IF YOU LIVED HERE...

You'd fall for the personality of this place before you've even reached the front door. Those unmistakable red-brick Warner arches give way to a wonderfully cheerful hallway, where bright blue walls meet a sunny yellow ceiling. It's a lovely first glimpse of a home for visitors...

The reception room is bright and inviting, with plenty of natural light and space for both relaxing and entertaining. Alongside it, the separate kitchen has been thoughtfully designed with bespoke plywood cabinetry and a butler-style basin, creating a smart yet characterful space that feels made for everyday life.

Both bedrooms are generous doubles, with plenty of scope for one to become a home office, creative space or second reception room if that suits you better.

The bathroom is another highlight, with a stylish walk-in shower, striking vertical tiling and a fresh, contemporary feel.

And then there's the shared rear garden, a lovely west-facing spot for catching the afternoon and evening sun. When you want more greenery, Lloyd Park is practically on your doorstep, with its playground, skate park, tennis courts, bowls club, dog area, cafés and the William Morris Gallery.

For food and drink, head towards the Bell junction and Hoe Street, where you'll find a brilliant mix of independent spots, including vegetarian-focused Buhler & Co and award-winning YardSale Pizza.



WHAT ELSE?

- You're spoilt for choice when it comes to local pubs; both Ye Olde Rose & Crown and The Dog & Duck are all much-loved by the community and can be reached quickly on foot. Walthamstow Trades Hall is another nearby hidden gem, which features regular events. When the Soho Theatre Walthamstow opens soon, you'll have even more events to choose from within a short walk of your home.
- If you want a change of scene from the park, head to Fellowship Square for its brilliantly curated fountain displays and community-led events.
- For shopping, head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.

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