



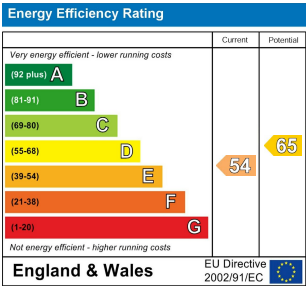
Reception
10'5" x 14'9"

Kitchen
6'1" x 9'0"

Bedroom
10'10" x 11'10"

Bathroom

Bedroom
11'6" x 13'2"



FALMER ROAD, WALTHAMSTOW
£2,100 Per Calendar Month
2 Bed Apartment



Features:

- Available October
- Spacious First Floor Flat
- Neutral Decor Throughout
- Semi-Open Plan Living Room
- Two Double Bedrooms
- Three Piece Bathroom
- Boarded Loft For Storage
- Ideally Located

A bright and spotless two bedroom apartment, elegantly arranged over the first floor of a striking Edwardian conversion just a short stroll away from everything that makes our borough so special, from Walthamstow Central to Lloyd Park, Bell Corner to The Village. A fantastic find in the perfect spot.

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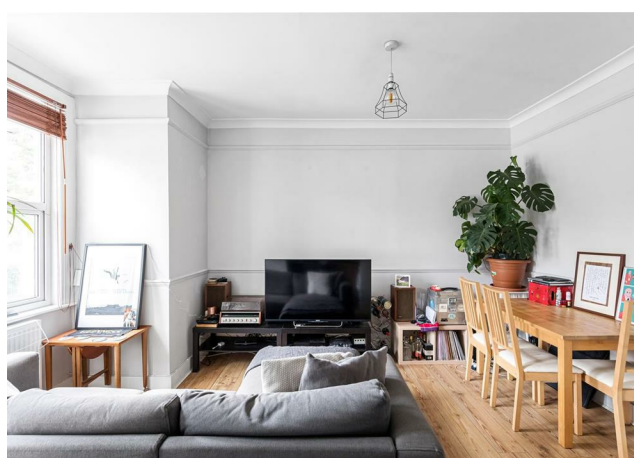
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IF YOU LIVED HERE...

You'll have the perfect sociable space with your artfully laid out, broken plan lounge and kitchen. The living area comes in at over 150 square feet, brightly lit by a pair of windows. Richly finished engineered hardwood style flooring lies underfoot while pristine white walls accentuate the sense of space. Head through from here to your kitchen, with oak style cupboards and slate grey underfoot, with contrasting dark worktops.

Both bedrooms are unusually substantial doubles, of 120 and 140 square feet respectively. Both are cosily

carpeted, with leafy green views. Finally, your bathroom's a vision in pure white tiling and paint, with matching fixtures and fittings. A pristine spot to wash away the day.

Outside and it's just a half mile on foot to Walthamstow Central, where the Victoria line will get you directly to Kings Cross in just fifteen minutes – plus we're at the top of the line here so you'll always get a seat. Heading to the City? The overground will get you right to Liverpool Street in twenty minutes, and you also have a myriad of bus routes to choose from. Fancy a movie? The Empire Cinema's nine screens are just next door.



WHAT ELSE?

- The landscaped gardens and open green spaces of Lloyd Park are just five minutes walk away, perfect for morning jogs and evening strolls, and home to all manner of sports clubs and classes, not to mention a regular farmers market.
- Yet another local landmark right on your doorstep is Walthamstow Village. These peaceful streets are just a ten minute walk and packed with some of the finest wining and dining establishments for miles around.

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