

Reception
11'9" x 13'7"

Bedroom
9'2" x 11'6"

Storage

Kitchen/Diner
9'2" x 9'10"

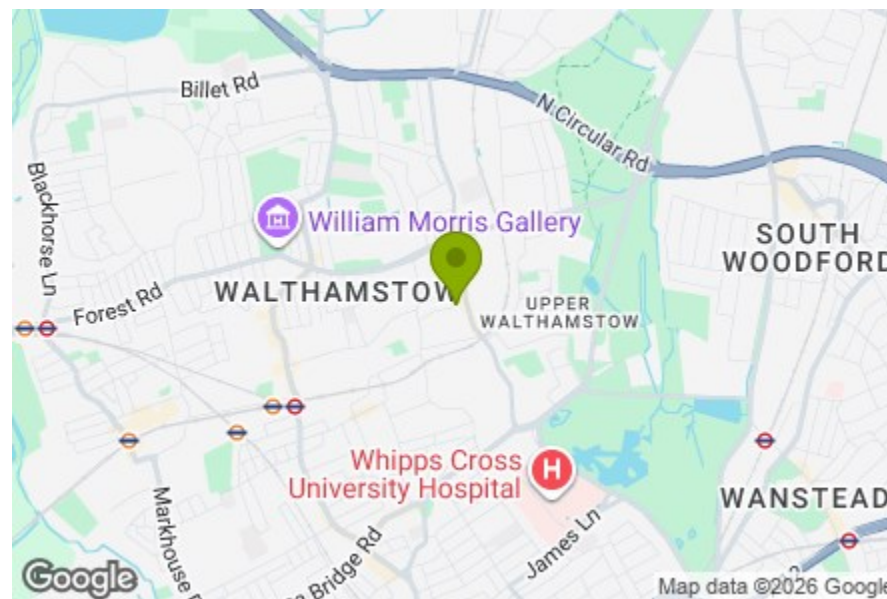
Bathroom
6'9" x 9'4"

Garden
15'8" x 29'6"

Outdoor storage

Boiler/Utility

Total Area (Excluding Outdoor Storage & Boiler/Utility): 43.3 m² ... 466 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TURNER ROAD, WALTHAMSTOW

Offers In Excess Of £365,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Flat
- Ground Floor Conversion
- Well presented
- Peppercorn Ground Rent & Nil Service Charge
- Share Of Garden
- Close Proximity to Wood Street and Walthamstow Village
- Close proximity to both Overground and Underground

A well presented one bedroom ground floor conversion on a quiet residential street, tucked behind Wood Street and its handy Overground station. Walthamstow Village, Lloyds Park and Walthamstow Central Underground are all also just a short walk away. This is a lovely part of Walthamstow to come home to, with independent shops, cafés and everyday essentials all close by, plus plenty of green space within easy reach when you want to slow the pace a little.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and you're welcomed by a bright front reception room, with a bay window drawing in the light and giving the space a calm, airy feel. It is a well proportioned room with plenty of space to relax and dine, and the overall finish feels neat and well cared for.

The bedroom sits just behind, giving the layout a nice sense of flow and separation between living and sleeping space. It's a comfortable double with room for storage, while the hallway includes two further storage cupboards, which is always useful in a home of this size.

To the rear, the kitchen/diner is a practical and sociable space, with room to cook and eat in comfortably. Beyond this, the bathroom is generously sized, and there is the added benefit of both outdoor storage and a separate boiler and utility area. Altogether, it's a thoughtfully arranged one bedroom flat with a share of the garden, a good amount of built-in storage, and a

location that puts Wood Street close at hand.

WHAT ELSE?

- Wood Street and Walthamstow Central stations are within easy walking distance, making it a convenient spot for getting across East London and into the City.
- The shops, cafés and independent businesses around Wood Street and the Village are close by, giving the neighbourhood a real sense of character.
- You've also got easy access to nearby green spaces, ideal for a morning walk, a weekend stroll or a bit of fresh air close to home.



A WORD FROM THE OWNER...

"We've absolutely loved our time at Turner Road. One of our favourite things about the flat is the location - the village, lovely coffee shops and pubs on Wood Street, Lloyd's Park, Epping Forest and the Wetlands are all within walking distance. It's ideal for commuting, it being a 15 minute walk from Walthamstow Central, getting you in to central London within 30 minutes via the Victoria line, and you can be at Liverpool St on the overground in 20 minutes. There's a nice community feel on the street, with lovely neighbours, and lots of the properties are being snapped up and renovated so the street is only going to keep getting nicer. We love the period features in the property, including the working fire place, as well as the access to lovely outside space. We adore the flat and will be sad to say goodbye, but it's time for us to start a new chapter outside the city!"

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