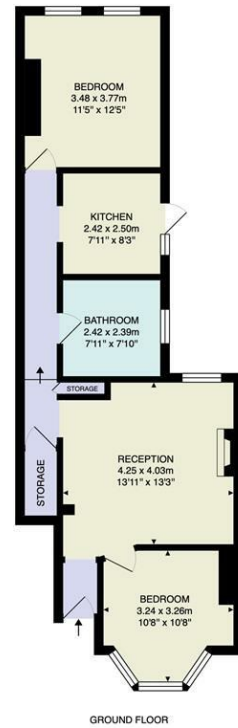




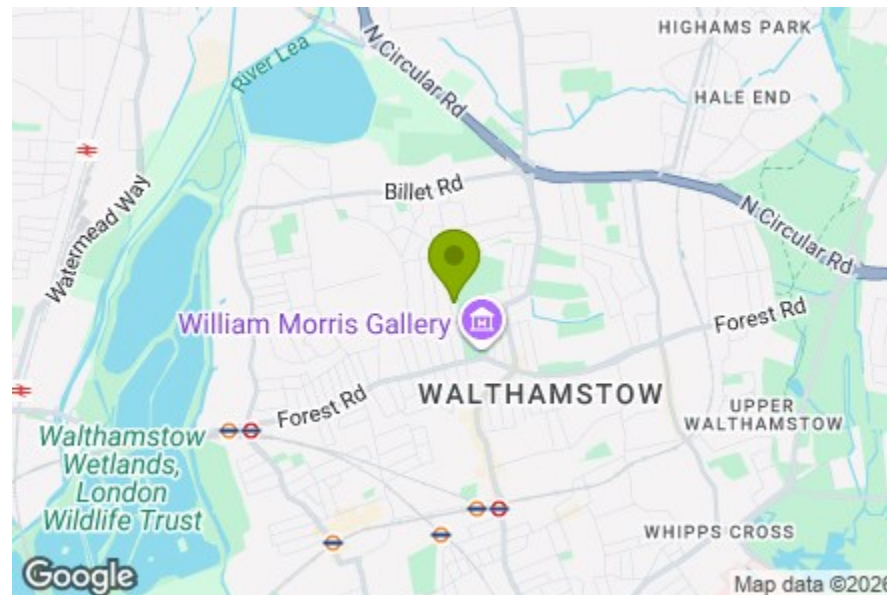
GARDEN IS APPROX. 10.15m x 5.25m (SHARED)



Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>

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.

- Bedroom  
10'7" x 10'8"
- Reception  
13'11" x 13'2"
- Storage
- Bathroom  
7'11" x 7'10"
- Kitchen  
7'11" x 8'2"
- Bedroom  
11'5" x 12'4"
- Garden  
33'3" x 17'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78
		EU Directive 2002/91/EC	



## CARR ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Ground Floor
- Shared Garden
- Well Presented
- Lloyd Park Location
- Chain Free

Set in the Lloyd Park neighbourhood, this well presented two bedroom ground floor apartment comes with a shared garden and is offered chain free. Lloyd Park itself is close by, with the William Morris Gallery at its heart, and Walthamstow Central is within easy reach for Victoria line and London Overground connections.

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IF YOU LIVED HERE...

A long entrance hallway gives the home a calm, orderly feel from the outset, with warm timber flooring underfoot and useful built-in storage along the way. At the front, the first bedroom sits in the bay window, a generous double with shutters, soft neutral décor and plenty of natural light. Just behind, the reception room is a bright, comfortable space with a fireplace and well balanced proportions, making it easy to settle into day-to-day living.

Further along, the kitchen is neatly arranged with gloss cabinetry, timber worktops and a door straight out to the garden. The bathroom sits centrally and is finished in light, simple tones with a bath and overhead shower, while the second bedroom is set to the rear, giving it a quieter, tucked-away feel and a pleasant outlook.

Outside, the shared garden is a lovely bonus. There is a good stretch of lawn, space for sitting out, and a feeling of greenery that softens everything. Altogether, it is a home that feels easy to

live in, carefully kept, and ready to move into.

WHAT ELSE?

- Lloyd Park is a real extension of your doorstep here, with multiple entrances nearby, the William Morris Gallery within the park, and the popular Lloyd Park Market at weekends.
- Deeney's has a Walthamstow outpost at the William Morris Gallery, so coffee or lunch after a walk round the park is an easy local ritual.
- Walthamstow Central gives you both the Victoria line and the Weaver line Overground, with direct trains on to Liverpool Street.



A WORD FROM THE OWNER...

"I've always appreciated how welcoming and peaceful it feels here. It's a place where you can relax, unwind, and feel settled straight away. The neighbourhood has also been a wonderful part of the experience, offering both convenience and a friendly atmosphere.

I hope the next owner will enjoy this home as much as I have and create their own happy memories here. It's a special place, which I'm sure will continue to bring joy for years to come."

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