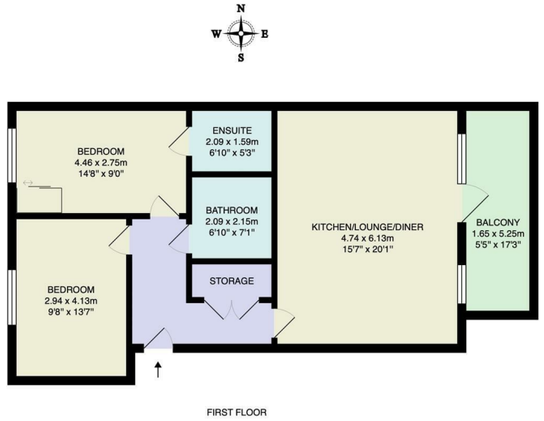



FIRST FLOOR

Total Area (Excluding Balcony): 73.7 m² ... 793 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.

Storage

Kitchen/Lounge/Diner
15'6" x 20'1"

Balcony
5'4" x 17'2"

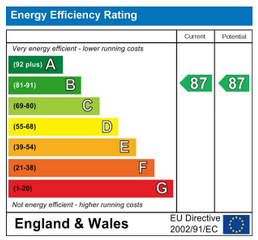
Bathroom
6'10" x 7'0"

Bedroom
14'7" x 9'0"

Ensuite
6'10" x 5'2"

Bedroom
9'7" x 13'6"




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# CLARKSON CRESCENT, WALTHAMSTOW

## Offers In Excess Of £440,000 Leasehold
## 2 Bed Apartment

**Features:**

- Two Bedroom Apartment
- First Floor
- Approx. 793 Square Feet
- Close to Wood Street Station
- New Build Block
- Balcony
- Chain Free
- Over 240 Years on Lease
- Private Communal Garden

A bright, spacious two-bedroom apartment on the first floor of a contemporary development in Walthamstow, with around 793 square feet of thoughtfully arranged living space, a private balcony and access to a communal garden. Wood Street station is close by, along with the neighbourhood's growing collection of independent cafés, shops and places to eat.

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IF YOU LIVED HERE...

The entrance hall brings you straight into the heart of the apartment, with useful built-in storage and the generous open-plan kitchen, lounge and diner opening off to one side. It's a wonderfully sociable room, with plenty of space to create distinct areas for cooking, dining and relaxing. The kitchen runs neatly along one wall with sleek handleless cabinetry, integrated appliances and dark splashbacks, while a rich teal feature wall brings warmth and personality to the living area. Large windows draw in plenty of daylight, and a glazed door leads directly onto the long, covered balcony. Alongside your own private outdoor space, residents also have access to a communal garden.

Both bedrooms sit on the other side of the apartment. The main bedroom is a calm, softly decorated space with a large window and its own ensuite shower room, finished in muted grey tiling. The second bedroom is also well proportioned, with enough room to work comfortably as a bedroom and home office if needed. A separate bathroom sits off the hall, complete with a bath and shower above, contemporary tiling and timber-effect detailing. Altogether, the apartment has a clean, cohesive feel, with a practical layout that makes excellent use of its footprint.

WHAT ELSE?

Wood Street station is close by for Overground services towards Liverpool Street, while Walthamstow Central offers both Victoria line and Overground connections.
Wood Street has plenty to explore locally, including Chocolatine Bakery, while Walthamstow's wider line-up of independent food, drink and cultural spots is within easy reach.
You're also well placed for some of the area's best-loved green spaces, including Lloyd Park and the open landscapes of Epping Forest.



A WORD FROM THE OWNER...

"Over the last four years we have fallen in love with Walthamstow. Particular highlights are the independent coffee shops and bars: Karya Bistro, Sunny's, The Nag's Head and the Saturday market in Lloyd Park. It's great to be so close to the centre of London and a stone's throw from Epping Forest with access to so much green space. On a practical level there are two routes into London with the weaver line and the Victoria line which is an unsung benefit. Additionally Wood Street has so many amenities, there's everything you need on your doorstep. The flat itself has been great, we've loved the high spec interior, the view of the square and Wood Street from our balcony and the layout means it is remarkably spacious. The heating is very efficient and the dual aspect means the place has stayed relatively cool despite the hot weather. Overall we've loved living here and are very sad to leave, we're moving simply because of personal circumstances and to be closer to family! "

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