

Reception Room
15'1" x 12'11"

Kitchen/ Diner
12'1" x 9'8"

Bathroom
6'5" x 5'11"

Bedroom
11'10" x 9'1"

Bedroom
18'6" x 10'3"

Total Area: 77.2 m² ... 831 ft²

All measurements are approximate and for display purposes only



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		EU Directive 2002/91/EC	



SHERNHALL STREET, WALTHAMSTOW

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



Features:

- First Floor Apartment
- Two Double Bedroom
- Village Borders
- Chain Free
- Eat in Kitchen
- Modern Double Glazed Sash at Front
- Moments from Walthamstow and Wood Street Stations

A bright and beautifully finished two-bedroom apartment arranged over two floors, set on the sought-after borders of Walthamstow Village. Occupying the first floor and converted loft of a Victorian terrace, it offers over 800 square feet of thoughtfully planned living space, with Wood Street close by and the Village's much-loved cafés, restaurants and pubs within easy reach.

REQUEST A VIEWING
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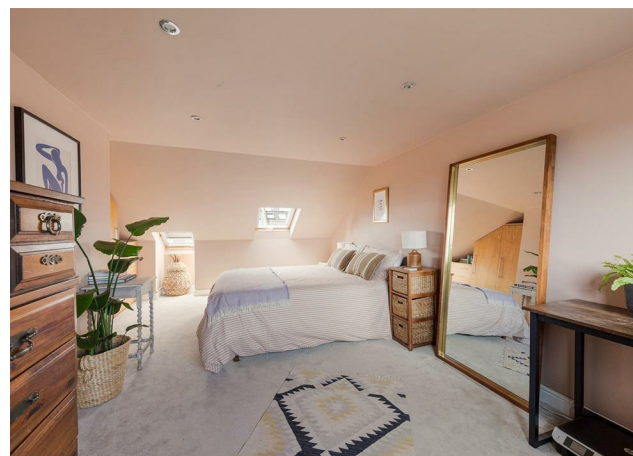
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IF YOU LIVED HERE.....

Inside, the carefully planned layout gives each room a wonderfully generous feel, while the lovingly finished décor brings a clear sense of style throughout. The front lounge spans nearly 200 square feet, with natural light pouring in through the large bay window and separate sash, both double glazed.

The eat-in kitchen sits separately and has been carefully arranged for day-to-day living, with shaker-style cabinetry, wooden worktops and striking tiled splashbacks adding colour and texture. There's room for dining too, making it a sociable space for slow mornings or evenings with friends.

Upstairs, the second floor bedroom is an impressive size, with twin skylights drawing in plenty of natural light and creating a calm, tucked-away retreat. Both bedrooms are genuine doubles, with a calm and understated feel throughout, while the bathroom is bright and well cared for with clean white tiling and natural light.

WHAT ELSE?

- Wood Street station is just a five minute walk away, with direct trains to Liverpool Street in around twenty minutes. Why not pick up a pastry and coffee from Chocolatine Bakery en route?
- Walthamstow Village is nearby for Orford Road favourites including Proud Mary Pizza, Orford's Fish & Chips, Ruff's Bistro and Eat 17.
- Lloyd Park, the William Morris Gallery and Hollow Ponds are all within easy reach for weekend walks and green open space.



A WORD FROM THE OWNER.....

"We have absolutely loved living here for the last 9 years; for us it's the perfect location to experience the very best of the area. It has such a warm, friendly and community feel, whilst still having the rest of London right on your doorstep. In one direction, you have Wood Street with its brilliant independent cafés, indoor market and the incredible bakeries for pastries and coffee. In the other, our daily walk takes us up Vinegar Alley, through St Mary's churchyard and straight into the heart of Walthamstow Village, one of our favourite parts of London. We've loved being surrounded by so many fantastic local businesses, from the greengrocers and florist to the legendary E17 shop. East of Eden, a brilliant yoga and fitness studio, is just a short walk away, and the recently opened Arvo sauna and ice plunge is just a few doors down. One of the things we'll miss most is the access to green space: Epping Forest is a 10 minute walk away, with Hollow Ponds and Lloyd Park also nearby, perfect for walks, runs and meeting friends outdoors. The pubs and breweries are another huge highlight, especially The Raglan, The Nags Head and The Queen's Arms, along with the lively brewery pocket near God's Own Junkyard. A new job on the South Coast is the only reason we're leaving this special part of London. We will be sad to say goodbye to this flat, where we have built a wonderful community and welcomed our first child, and we have no doubt the next owners will love it as much as we have."

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