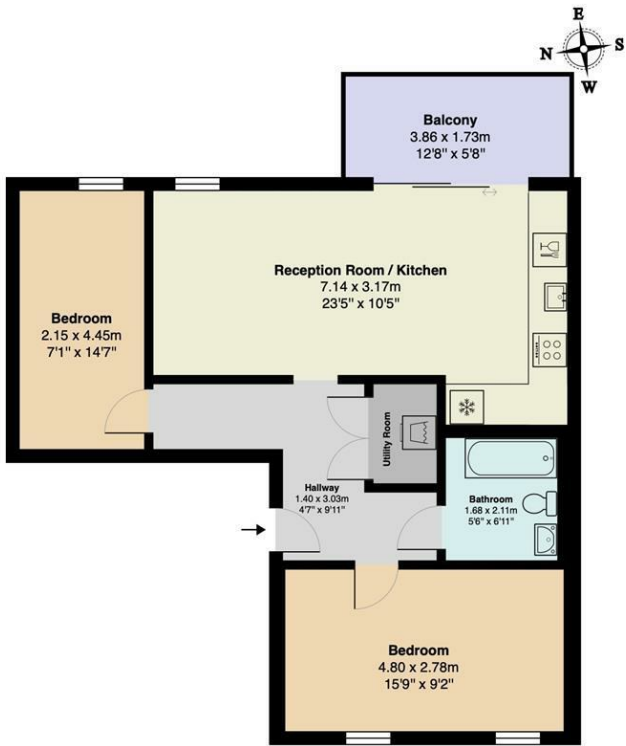




4th Floor

Total Area: 65.2 m² ... 702 ft² (excluding balcony)  
All measurements are approximate and for display purposes only

Reception Room / Kitchen  
23'5" x 10'4"

Bedroom  
15'8" x 9'1"

Bedroom  
7'0" x 14'7"

Balcony  
12'7" x 5'8"

Bathroom  
5'6" x 6'11"

Utility Room



## HOWARD ROAD, WALTHAMSTOW

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



### Features:

- Two Bedrooms
- Views over Walthamstow
- Fourth Floor Flat
- Walthamstow Central Location
- Modern Build Apartment With Balcony
- Immaculate Condition

A beautifully presented two bedroom fourth-floor apartment in central Walthamstow, with a private balcony and far-reaching views across the neighbourhood. Hoe Street, Lloyd Park and Walthamstow Central are all nearby, putting green space, transport links and a brilliant collection of local places to eat, drink and explore within easy reach.



| 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 |           |

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#### IF YOU LIVED HERE...

From the hallway, the layout opens into a wonderfully bright reception room and kitchen, where windows and glazed doors make the most of the elevated fourth-floor position. The kitchen runs along one side of the room, leaving plenty of space for separate dining and seating areas, while the immaculate presentation gives the whole space a fresh, contemporary feel. Doors lead directly onto the balcony, creating a natural extension of the living area and a lovely place to sit outside while taking in the views across Walthamstow.

The two bedrooms sit on opposite sides of the apartment, giving each its own sense of space. The bedroom beside the reception room is long and well proportioned, while the second sits off the hallway at the other end of the flat. The bathroom is also positioned off the hallway and includes a bath with overhead shower. A separate utility room is a particularly useful addition, keeping practical day-to-day storage away from the main living space.

Throughout, the apartment is presented in immaculate condition, combining the ease of a modern build with a layout that feels comfortable and well suited to everyday life.

#### WHAT ELSE?

- Walthamstow Central is close by for Victoria line and London Overground services, while Hoe Street has an ever-growing collection of independent cafés, restaurants and neighbourhood favourites.

- Lloyd Park offers plenty of open green space nearby, as well as the William Morris Gallery, while the surrounding streets are home to cafés and places to stop for lunch or coffee.

- Walthamstow Village is also within easy reach, with Orford Road and the surrounding streets bringing together pubs, restaurants and independent shops, including long-standing local favourites The Queen's Arms and The Nag's Head.



#### WORD FROM THE OWNER...

"We have loved living on Bell Corner for the past 6 years. This is just such a vibrant and exciting part of Walthamstow, you really are right in the middle of everything. We have Lloyd Park just a stones through away, including the wonderful weekly Saturday market which is a 2 minute walk from the property. We have countless cafes, restaurants and shops within a few minutes walk, including the iconic Bell Pub which has recently changed hands and has taken back its local charm. We are a 10 minute walk to Walthamstow Central tube and overground station, and are on bus routes to many desirable locations including Blackhorse Road. Walthamstow Village with its pubs and cafes is also only a 10 minute walk away. We are also in a great school catchment and both of our children attend a highly sought after Primary School due to our location.

I believe the biggest selling point of our property are the incredibly views. We are so lucky that we have unobstructed views of the Town Hall tower, and much of Epping Forest in the distance. You can also see Alexandra Palace from the bedroom window. Our apartment is at the back of the building, away from the Bell junction and so it feels private and quiet, which is a huge contrast to many of the apartments within the building. We have loved it here for 6 years and hope that the next owners will love it just as much as we do. It is a wonderful part of Walthamstow and there is always something to do nearby!"

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