

Total Area (Excluding Balcony): 76.0 m<sup>2</sup> ... 819 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.

Kitchen/Lounge/Diner  
15'10" x 22'5"

Storage

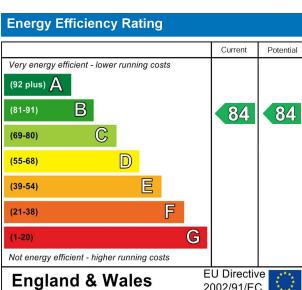
Bathroom

Bedroom  
13'1" x 11'5"

Ensuite

Bedroom  
12'9" x 12'8"

Balcony  
6'10" x 13'9"



## WOOD STREET, WALTHAMSTOW Offers In Excess Of £500,000 Leasehold 2 Bed Flat



### Features:

- Two Bedroom Apartment
- Third Floor
- Private Balcony
- Beautifully Presented
- Modern Build
- Short walk to Wood Street Station

This beautifully presented two-bedroom apartment sits on the third floor of a modern residential building, offering a clean, contemporary and highly functional layout. Finished to a high standard, the interior feels carefully considered and ready to move straight into. A private balcony provides outdoor space, extending the living area beyond the interior. Just a short walk from Wood Street Station, this is an attractive option for buyers seeking a modern home with excellent transport connections.

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#### IF YOU LIVED HERE...

Set on the blue-plaques site of London's first film studio, this striking brick-built building features clean architectural lines and a confident street presence. Inside, the apartment is positioned on the third floor, where the front door opens into a wide and welcoming hallway with high ceilings, warm wooden flooring and crisp, modern finishes that naturally lead through to the main living space. The open-plan kitchen, lounge and dining area form a generous and sociable heart of the home, carefully arranged so each zone feels distinct yet connected. The kitchen runs neatly along one side, creating a strong visual anchor, while the dining area sits adjacent, ideal for both everyday meals and entertaining. Just off the kitchen is a dedicated storage cupboard, designed as a utility space for washing and additional storage. The lounge is positioned to make the most of the outlook, offering a homely and relaxing space to unwind. Large windows draw in plenty of natural light, leading directly onto the south-facing private balcony. With doors opening straight outside, this space becomes a natural extension of the living area, perfect for morning coffee, evening drinks or simply enjoying the sun. Back inside, the apartment follows a cohesive, neutral colour palette, creating a smooth flow throughout. Off the hallway is the main bathroom, finished in a contemporary style with imported Italian tiling. It includes a bath with an overhead rainfall shower, a built-in cabinet and heated mirrors, combining style with

practicality. The main bedroom is spacious and calming, finished in neutral tones with built-in wardrobes seamlessly integrated. It also benefits from a private en-suite, which mirrors the design and finish of the main bathroom. The second bedroom is equally well-proportioned, offering flexible space for wardrobes, a guest room and a home workstation.

Completing the offering is access to a communal rooftop terrace, where far-reaching views across London provide an impressive setting for resident gatherings or quiet moments outdoors. Beyond the apartment, the surrounding neighbourhood offers a well-balanced mix of convenience and character. Independent cafés, bakeries and pubs such as Dudley's, Chocolatine and The Raglan are all close by, while Wood Street Indoor Market adds colour with its community-led mix of vintage and independent stalls. Walthamstow Village is also within easy reach, known for its eclectic shops and popular destinations including God's Own Junkyard, The Good Egg and Pillars Brewery – ideal for weekend exploring and evenings out. For green space, Hollow Pond and the open stretches of Epping Forest, are just five minutes away, offering an easy escape for walking, cycling and time outdoors.

#### WHAT ELSE..

Wood Street Station is under a five-minute walk away, offering regular Overground



#### A WORD FROM THE OWNER...

"We love living in Wood Street — Walthamstow's best-kept secret. It really does have everything you could need, from the newly refurbished gym next door, to some of the best bakeries in the borough and easy access to beautiful forest walks. Saturdays are our favourite, whether that's picking up fresh food and handmade finds at Lloyd Park Market, or heading to The Village for brunch, where we're likely to bump into friendly, familiar faces.

Being ideally positioned between Leytonstone, Wanstead and Walthamstow Central means it's easy to enjoy events and restaurants across all three areas. The new Soho Theatre has brought fantastic shows right to our doorstep, and when we fancy a pint, Clapton Craft Depot or Ravenswood Breweries are go-to local spots.

There's a real sense of community, both within our building and across the wider area — in fact, it's the first place we've lived in London where we've made genuine connections with neighbours.

We often say we have one foot in London and one foot out. If we fancy a night out, it's easy to hop on the train and be in central London in no time. But when we need space and fresh air, Walthamstow Wetlands and Epping Forest are right on our doorstep, offering the perfect escape from city life."

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