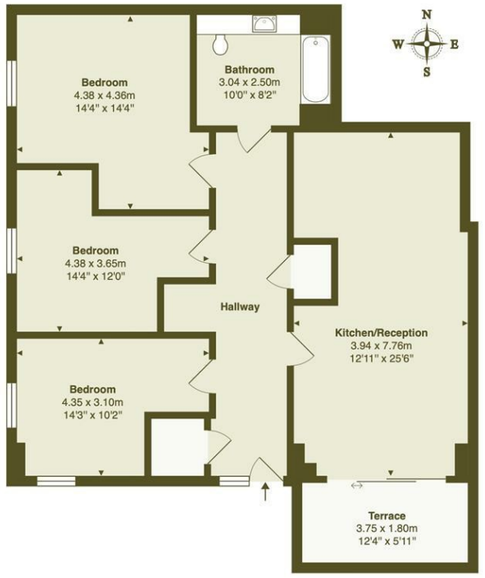


Ground Floor

Total Area (Excluding Terrace): 97.8 m² ... 1053 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.

Kitchen/Reception
12'11" x 25'5"

Bedroom
14'3" x 10'2"

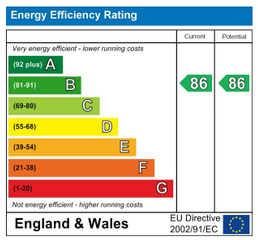
Bedroom
14'4" x 11'11"

Bedroom
14'4" x 14'3"

Bathroom
9'11" x 8'2"

Terrace
12'3" x 5'10"





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E17 & E10
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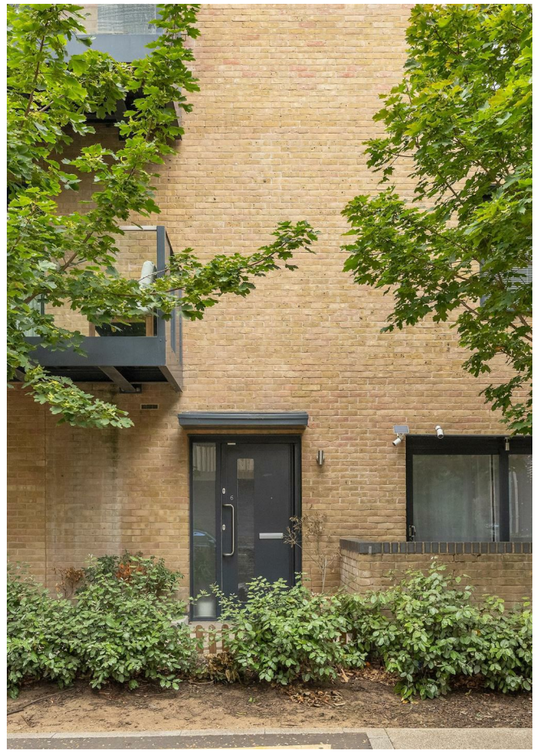
Offers In Excess Of £500,000 Leasehold
3 Bed Flat

Features:

- Three Bedroom Apartment
- Own Front Door
- Allocated Parking Space
- Ground Floor
- Circa 1053 sq ft
- Moments from Walthamstow Wetlands
- Close To Blackhorse Road Station

A spacious three bedroom ground-floor apartment in a brilliantly connected Walthamstow setting, with its own front door, a private terrace and a parking space. Blackhorse Road Station is close by, while the wild, open landscape of Walthamstow Wetlands is moments away, giving you nature and city connections in equal measure.

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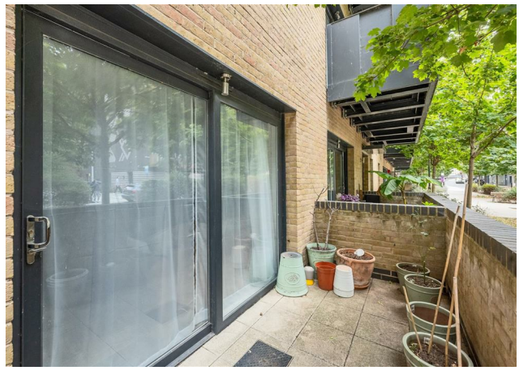












IF YOU LIVED HERE...

With around 1,053 square feet to spread out in, there's a real sense of space here. Your own front door opens into a central hallway, with all three bedrooms arranged along one side. Each is generously proportioned, with the largest stretching to over 14 feet in both directions, while the third bedroom has windows on two sides bringing in plenty of daylight. The interiors are calm and simple, with soft neutral walls and carpeting underfoot in the bedrooms.

On the opposite side of the hallway, the kitchen and reception room forms an expansive open-plan living space, with plenty of room to cook, dine and relax. Glossy neutral cabinetry keeps the kitchen clean and contemporary, while dark flooring continues through the room. At the far end, broad glazed doors bring in plenty of natural light and open directly onto the private terrace, creating an easy extension of the living space when the weather allows.

The bathroom is particularly generous, finished with textured neutral tiling, a large mirrored wall and a bath with shower above. There's useful storage off the hallway too, while the ground-floor position, private entrance and allocated parking space make the practical side of everyday life refreshingly straightforward.

WHAT ELSE?

- Walthamstow Wetlands is moments away, with reservoirs, walking trails and wide open skies offering a wonderfully peaceful contrast to the surrounding city.
- Blackhorse Lane has become one of Walthamstow's liveliest pockets, with local favourites including Pillars Brewery and Mother's Ruin, alongside an ever-growing collection of places to eat and drink.
- Blackhorse Road Station puts both the Victoria line and London Overground within easy reach, making journeys towards central London and across the capital simple.



WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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