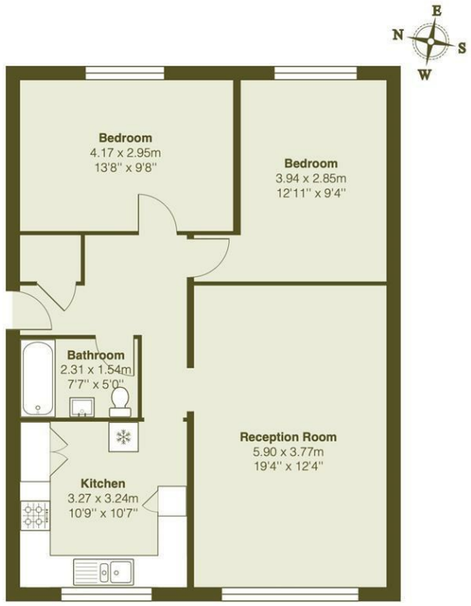


First Floor

Total Area: 71.2 m² ... 766 ft²

All measurements are approximate and for display purposes only

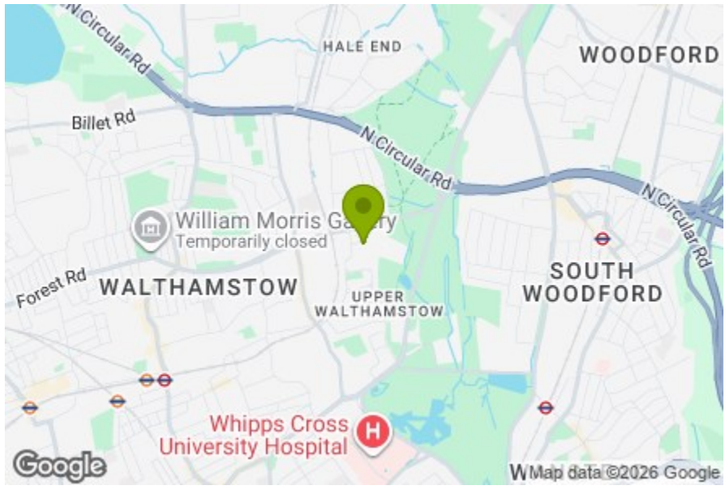
Reception Room
19'4" x 12'4"

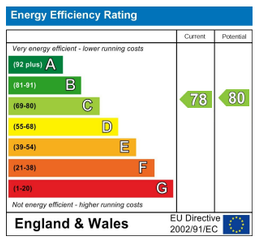
Bedroom
13'8" x 9'8"

Bedroom
12'11" x 9'4"

Bathroom
7'6" x 5'0"

Kitchen
10'8" x 10'7"





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TRISTRAM CLOSE, WALTHAMSTOW

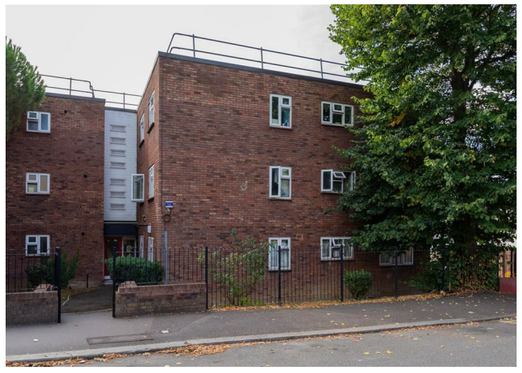
Offers In Excess Of £360,000 Leasehold
2 Bed Flat

Features:

- First Floor Flat
- Two Double Bedrooms
- Short Walk to Wood Street Station
- Beautifully presented
- 766 sqft
- Close to Epping Forest

This beautifully presented two-bedroom first-floor flat sits in a well-connected pocket of Walthamstow, with Wood Street station close by and the green open spaces of Epping Forest within easy reach. Inside, the generous proportions, simple finishes and plenty of natural light make for an easy, comfortable home.

REQUEST A VIEWING
0203 397 9797



REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

The entrance hall gives access to each room, with the separate kitchen positioned towards the front of the flat. Dark cabinetry, tiled flooring and a colourful tiled splashback give the space plenty of character, with good worktop space and room for day-to-day cooking. Alongside, the reception room is particularly generous, with wood flooring, a broad window and enough space for both lounging and dining.

The two double bedrooms sit together at the opposite end of the flat, each with good proportions and large windows drawing in plenty of daylight. The bathroom is finished in clean white tiling and includes a bath with shower above. Altogether, the flat extends to around 766 square feet, with a layout that feels practical, bright and easy to settle into.

WHAT ELSE?...

- Wood Street station is a short walk away, giving you straightforward Overground connections into Liverpool Street, while the surrounding streets have a growing collection of cafés, shops and useful everyday amenities.

- Epping Forest is close by for long walks, weekend runs and a proper stretch of greenery, with Hollow Ponds also within easy reach for waterside paths and open space.

- Wood Street has plenty of local favourites to explore, including Chocolatine Bakery, while nearby Walthamstow adds Soho Theatre, independent restaurants and the shops and cafés around Hoe Street.

A WORD FROM THE OWNER...

"We've loved living here—it's a great sized flat that's become our home, and it's been perfect for both home life and working from home. Our neighbours are lovely, both upstairs and downstairs, and we'll miss them. The Overground is less than a 10-minute walk away, making it easy to get into central London or Walthamstow Central, while Epping Forest is only a 5-minute walk away too. Wood Street has some great cafes and takeaways, and much more — pretty much everything we need is on our doorstep: barbers, the library, pubs, supermarkets, grocery shops. Wood Street is like a village within the larger borough. It's great!"

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