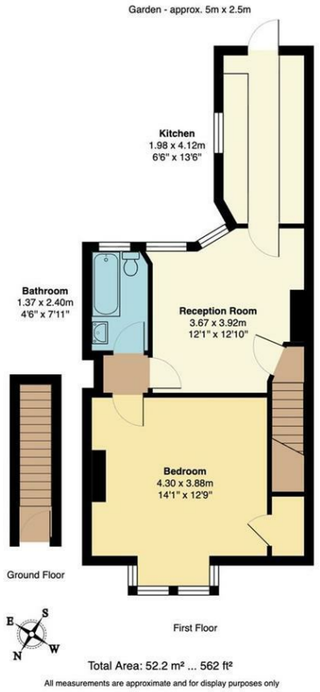

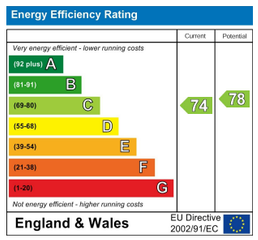

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CLACTON ROAD, WALTHAMSTOW

£1,850 Per Calendar Month

1 Bed Flat

Features:

- Period Conversion
- One Bedroom
- Contemporary Decor
- Private Garden
- Available November
- Close to St James St Station

Occupying a peaceful position on a residential street in the thriving and well-connected St James Street area of Walthamstow, this immaculately presented first floor one-bedroom apartment boasts an excellent layout, with a bright reception room, separate kitchen, south-facing private section of the garden and beautifully considered style throughout.

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IF YOU LIVED HERE...

You'll appreciate the thoughtful decor from the moment you step inside, while the first floor position ensures every room enjoys an abundance of natural light. The spacious reception room has been stylishly finished, with a striking deep green feature wall creating a focal point. There's ample room for both relaxing and dining, while the separate kitchen is a real bonus, offering sleek units, generous worktop space and high-spec integrated appliances in a bright, welcoming setting.

The bathroom balances timeless style with modern practicality, featuring sleek finishes, an over-bath shower and terrazzo-style flooring. The bedroom is a calm and inviting space, beautifully decorated in soft tones to create a restful atmosphere. Completing the home is your private south-facing terrace, the perfect spot to enjoy a morning coffee or dine outdoors during the warmer months.

This corner of E17 has flourished in recent years, with an exciting mix of independent businesses giving the neighbourhood a vibrant community feel. At its heart is the well-established CRATE St James, an eclectic collection of independent ventures housed in eye-catching shipping containers. Nearby you'll also find the excellent Weirdough Bakery, popular brunch destination The Curious Goat and neighbourhood favourite True Craft. Just beyond, the renowned Blackhorse Beer Mile offers some of East London's best breweries, bars and street food venues, including Exale, Signature Brew and Big Penny Social, all with a packed calendar of events.

You're also within easy reach of Europe's longest street market along Walthamstow High Street, while Forest Cinema and 17&Central shopping centre are just a short stroll away.

Need to venture further afield? St James Street station is just a short walk away, providing swift Weaver Overground services to Liverpool Street, while both Blackhorse Road and Walthamstow Central are also within easy reach for fast Victoria line connections into the West End.

WHAT ELSE?

- Lloyd Park, Walthamstow Wetlands and St. James Park are all reachable on foot - so you'll never be far from nature.
-Fancy doing something a bit different? Situated in Walthamstow Pumphouse Museum - a short walk away, supperclub.tube offers an incredible dining experience in a refurbished tube carriage.
- Another great option for date night is Don Francisco Y La Luna - a much-loved neighbourhood tapas restaurant.

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