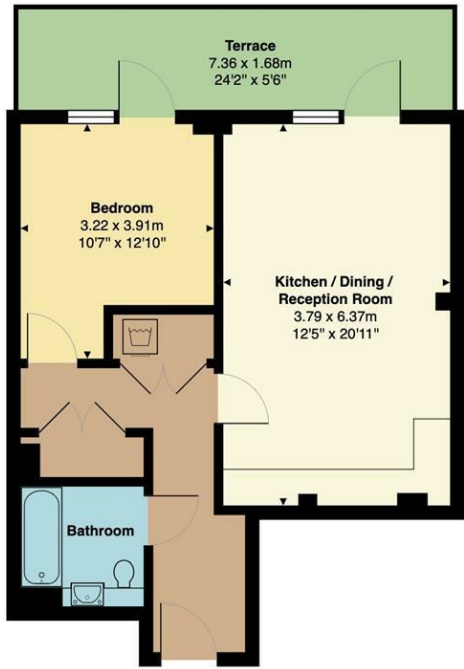




Total Area: 53.1 m² ... 572 ft² (excluding terrace)
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room
12'5" x 20'10"

Terrace
24'1" x 5'6"

Bedroom
10'6" x 12'9"

Utility

Bathroom



FOREST ROAD, WALTHAMSTOW
£365,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom
- 999 Year Lease
- Private Terraces
- Secure Video and Fob Entry
- Bike Store
- Views Across Open Green Spaces and Sensory Garden
- Integrated Appliances Included
- Ten Year Building Warranty and Two Year Customer Care Warranty
- Energy Efficient and Low Energy Bills
- IMAGES ARE OF SHOW SUITE

A striking new development just off Fellowship Square, this fully featured three bedroom ground floor apartment is home to high end fixtures, fittings and finishes throughout. And just a short stroll to The Village.

Energy efficient, with video and fob entry plus a 250 year lease and secure bike storage, as well as a ten year building warranty, your new home has been designed with peace of mind, in mind.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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...

Your hallway's immediately wide and welcoming, with the extra storage and incidental space that's all too often overlooked in London apartment living. Then your open plan lounge, kitchen and diner opens everything up even further. Immaculate white cabinets home to high end integrated appliances give way to Forest Green wood panelling while smoky grey engineered hardwood runs underfoot.

A set of patio doors open up from your living room to your balcony, a secluded outdoor spot with a lush green backdrop under clear skies. Great for a morning coffee. Elsewhere your main bedroom is a substantial double, with its own Juliette balcony access and a striking statement wall above the bed. Your second bedroom is similarly appointed, and finally your bathroom's a softly lit, boutique affair, with large format tiling from tub to ceiling.

Outside and Walthamstow's latest landmark, Fellowship Square, is

just moments away. An artfully arranged public space, with fountains and regular events, this is a lovely spot to have on your doorstep. Explore a little further for Bell Corner, home to some charming independent cafes and one of our best gastropubs, The Bell. Finally Lloyd Park's open green spaces and landscaped gardens are less than a half mile on foot.

WHAT ELSE?

- You're just a ten minute walk from The Village here, our celebrated leafy enclave home to some of the best bars, restaurants and gastropub for miles around.
- Walthamstow Central station is just a twenty minute stroll or five minute bike ride, for direct Victoria line and Overground connections to Oxford Circus and Liverpool Street, respectively.
- The multi million pound sporting facilities of the Waltham Forest Feel Good Centre are less than ten minutes away. Here you'll find an Olympic pool, state of the art gym, trampoline park, sports hall, climbing wall and much more.



A 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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