



Lounge  
15'5" x 11'1"

Kitchen  
9'6" x 7'2"

Bathroom  
7'6" x 4'11"

Bedroom  
12'1" x 10'9"

Total Area: 35.7 m<sup>2</sup> ... 384 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## EDEN ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Share of Freehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- First Floor Apartment
- Gated Residents Parking
- Village Location
- Short Walk From Orford Road
- Close Proximity To Walthamstow central

A bright and well-proportioned one bedroom first floor apartment in a peaceful Village setting, just a short walk from Orford Road and within easy reach of Walthamstow Central. You've got all the pleasures of Walthamstow Village close at hand here, from favourite local cafés and pubs to independent shops and leafy weekend walks, while gated residents' parking adds an especially practical touch.

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#### IF YOU LIVED HERE...

Set within a smart, well-kept development, this is a home that feels calm from the outset. Inside, a central hallway connects each room in an easy, practical layout. The main living space is bright and generous, with pale flooring underfoot, soft neutral walls and plenty of room to settle in properly. The open plan kitchen sits neatly to one side, finished in clean white cabinetry with timber effect worktops and a simple tiled splashback, creating a space that works well for both everyday cooking and relaxed evenings at home.

The bedroom is a comfortable double with a gentle, restful feel, helped along by warm tones and good natural light. The bathroom is neatly finished with white tiling, a bath with

overhead shower and a straightforward, unfussy style. Altogether, it's a home with an easy sense of balance, well cared for, light filled and ready to move into.

#### WHAT ELSE?

Orford Road and the heart of Walthamstow Village are just a short stroll away, placing independent shops, cosy cafés and favourite spots like Eat17 and The Nag's Head close at hand. Lloyd Park, God's Own Junkyard and Wood Street Indoor Market are all nearby too, while Walthamstow Central is within walking distance for fast Victoria line and Overground connections across London. Gated residents' parking is a rare bonus in this location, and the property is offered with a share of freehold.



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

"Walthamstow Village has long been an in demand place to live. Beautiful shops, cafés and pubs are right on your doorstep, along with excellent restaurants, fruit & veg shops and the very famous Eat17. Perfect for a first time buyer or someone wanting to downsize, it's prime village feel location couple with close access to the Victoria line makes it perfect for remote, hybrid and office commuters."

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