



Kitchen / Reception Room
17'0" x 14'11"

Bedroom
12'5" x 10'11"

Bathroom
10'11" x 5'11"

Balcony
17'3" x 4'1"

Total Area: 55.0 m² ... 592 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(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	



1 PICTURE HOUSE MEWS, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold
1 Bed House



Features:

- One Bedroom
- Modern Build
- Beautifully Presented
- Private Balcony
- Panoramic City Views
- Short walk to Wood Street Station
- Easy Access to Epping Forest
- Chain-free

Within easy reach of both Epping Forest and the brilliant amenities of Wood Street, this bright and modern one-bedroom apartment has been artfully designed, with spotless decor and stylish fittings throughout, as well as striking city views from the private seventh floor balcony.

Wood Street station is only six minutes on foot, where travellers can nip to Liverpool Street in 20 minutes on the Overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.

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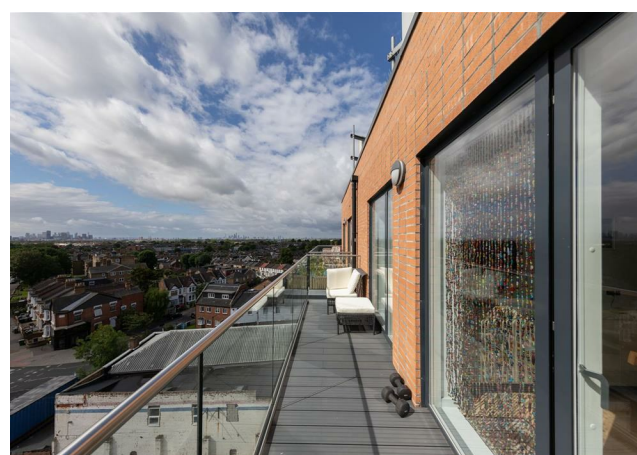
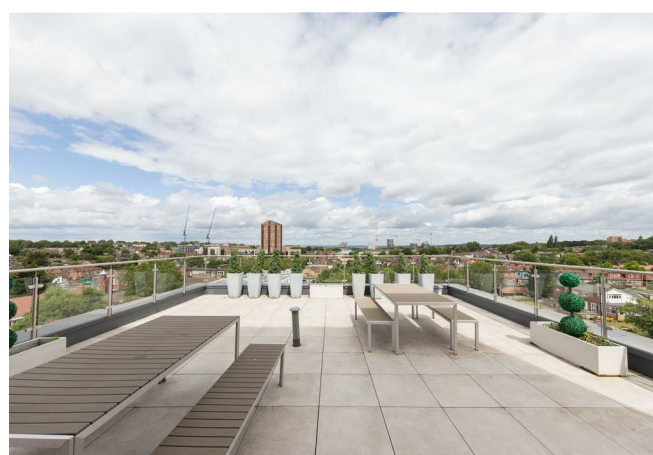
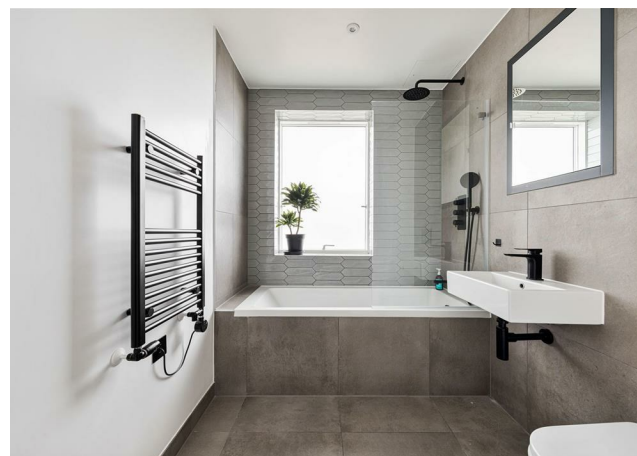
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IF YOU LIVED HERE...

Thanks to the immaculate condition of this home, you'll be fully settled from day one, ready to relax and enjoy the modern and tasteful design throughout. In the bright kitchen/living area, you'll love the engineered flooring and neutral colour palette, as well as the stylish kitchen fittings. The bedroom is just as plush, with custom-storage and neutral decor, while the bathroom is perfection, with contemporary black fittings and earthy tones.

There's more storage in the spacious hallway, and of course the private balcony will become an extension of your home during warmer months. Whether you're inside or out, you'll love having the seventh floor view - it creates an excellent sense of space and privacy, not to mention the fact that living at height can be very energy efficient.

Outside, you have a fantastic neighbourhood to explore... Head west towards St Peters-in-the-Forest to enjoy the tranquility of Epping Forest, which is dotted with clearings perfect for picnics. Fancy more of an urban buzz? You're in luck because Wood Street is having a real moment. Not only does it look great thanks to the good work of local mural studio Wood Street Walls, but several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try excellent beer shop-cum-bar Clapton Craft, tasty brunch spot Dudley's and

award-win bakery Chocolatine, but there's much more.

You're also only a ten minute stroll to the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wild Card Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. Slightly further, you can reach the The Nags Head (great for beer and a pizza), and Walthamstow Village with all its many perks just beyond.

WHAT ELSE?

- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority - it's one mile from your front door.
- Keeping fit on the agenda? You're a stone's throw from the Walthamstow Cricket, Tennis and Squash Club - perfect for a spot of exercise without travelling far.
- Hungry? Try Art e Pasta, an Italian sharing plate restaurant with a focus on hand-made pasta - it's perfect for date night or impressing visitors, as is the Lacy Nook, a brilliantly rustic balkan dining experience. The Lambs Cafe is another great option, especially for a hearty full English or Greek breakfast.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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