

First Floor

Total Area: 59.9 m² ... 645 ft²

All measurements are approximate and for display purposes only

Reception room
15'0" x 12'1"

Bedroom
9'10" x 9'2"

Bathroom

Kitchen
11'3" x 10'0"

Bedroom
14'11" x 11'2"



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



UPPER WALTHAMSTOW ROAD, WALTHAMSTOW Offers In Excess Of £425,000 Leasehold 2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- 1920's Period Conversion
- Upper Walthamstow Location
- Prestigious Turning
- Close To Wood Street Station
- New Lease on Completion
- Kitchen/Diner
- Excellent Condition
- Close To Epping Forest

A beautifully bright and immaculately finished two bedroom apartment, on the first floor of a substantial, converted 1920s end terrace. You have the generous proportions of the period, high ceilings and Wood Street just five minutes away.

You're on a sought after, leafy turning here, with the open greenery of Epping Forest just around the corner.

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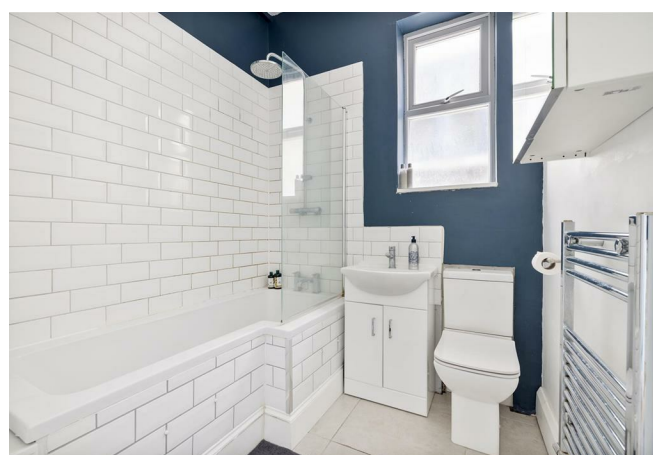
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IF YOU LIVED HERE...

Step inside and your lounge is on your right, 180 square feet and full of natural light from that oversized bay window, stocked with double glazed double sashes, and immaculately dressed in white bistro shutters. Next door bedroom one is a ninety square foot double, currently in use as a charming nursery.

Cross the hall for bedroom two, a plushly carpeted 160 square foot double, with statement forest green wall and matching leafy green view. In between your bathroom is sharply finished in a mix of metro tiling and stately blue paintwork, with a rainfall shower over the L-shaped tub. Finally your kitchen is home to yet more leafy green views, sizeable dining spot and a handsome flank of cream cabinets, timber worktops and smoky grey splashbacks.

Outside and, as noted, you can be exploring the endless greenery of Epping Forest less than five minutes after stepping out your front door. Whether you're a jogger or a stroller it's a superb spot to have on your doorstep. Just as handy in the other direction you

have Wood Street station and direct, twenty minute runs to Liverpool Street, for a door to door City commute of less than half an hour.

WHAT ELSE?

- Heading to the West End? Just ride one stop from Wood Street and swap to the Victoria line at Walthamstow Central, for direct twenty minute connections to Oxford Circus.
- Wood Street itself will reward a bit of exploration. Delicious burgers at The Duke, homemade treats at The Wood Street Bakery and fine vintage finds at the much loved indoor market all await.
- Walthamstow Village is well worth the fifteen minute stroll, of an evening or weekend lunchtime. Here you'll find an enviable array of independent wining and dining spots. A new favourite for every mood.



A WORD FROM THE OWNER...

"We have adored our time at 17b Upper Walthamstow Road! The flat itself is so bright and the high ceilings gives a real feeling of spaciousness. Upper Walthamstow Road has a genuine community full of families and we've made many friends here in a relatively short space of time. We're positioned just a few minutes walk from Wood Street station which gets you into Liverpool Street in 20 minutes. Wood street high street is full of fantastic independent cafes, shops and restaurants - we recommend Dudley's and Coffee Boxx for great coffee and Chocolate and Wood Street bakery for cakes and pastries! If you're into the gym, we highly recommend Pure Muscles Gym which is one of the best equipped gyms in London and very friendly. Within walking distance you also have Gods Own Junkyard & the surrounding local breweries, great for a beer when the sun is out, Walthamstow 'Village' which has great pubs and restaurants - the Kitchen and E17 for food and The Castle pub for Sunday Roasts. We will miss Wood Street (and London) dearly as we move on to our next chapter by the sea!"

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