







## Stylish two bedroom modern apartment conveniently located between Walthamstow Central station and the wonderful Lloyd Park.



- Stylish Two Bedroom Apartment
- Industrial-Style Interior
- Moments from Lloyd Park
- Unfurnished

- Secure Modern Development
- · Access to a Decked Garden Area
- Close to Walthamstow Central
   Station
- Available from 10th January 2026

Positioned on a quiet residential road, yet a short distance from the vibrant offerings of the High Street and Hoe Street, this excellent property with industrial-style interiors blends urban living with ultra convenience.

Uniquely conceived and featuring a gorgeous openplan living room / sleek fitted kitchen, the apartment further comprises of two double bedrooms, a contemporary bathroom and access to a decked garden space.

Offered unfurnished and perfectly suited to a professional couple or two sharers, this property is available from 10th January 2026.

EPC Rating B Council Tax Band C









## Pattern Works

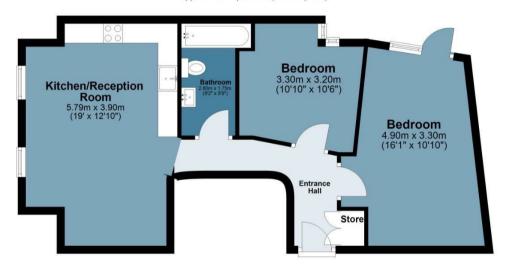
Approx. Gross Internal Area 55.2 Sq M (594.7 Sq Ft)





## **Ground Floor**

Approx. 55.2 sq. metres (594.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

© @modephotouk www.modephoto.co.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## BUTLER STAG

- 020 8102 1236
- **508** Roman Road, Bow, London, E3 5LU
- **☑** bow@butlerandstag.com

w w w . b u t l e r a n d s t a g . u k