

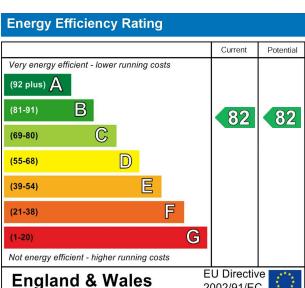
Kitchen/Lounge/Diner  
13'4" x 21'9"

Terrace  
36'3" x 26'8"

Utility  
3'7" x 6'4"

Bedroom  
11'1" x 10'7"

Bathroom  
5'5" x 6'4"



## FULBOURNE ROAD, WALTHAMSTOW Offers In Excess Of £395,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom Penthouse
- Large Terrace
- Beautifully Presented
- Short walking distance to Wood Street Station
- Chain Free

With real penthouse-style wow factor, this one-bedroom apartment sits on the fourth floor of a modern development near E17's ever-popular Wood Street, offering skyline views from a generous wraparound terrace. Inside, you'll find high-spec appliances, sleek fittings, plenty of built-in storage and immaculate decor. You're just moments from Wood Street's independent shops, eateries and transport links, while there's plenty of greenery, too. The fact that it's being sold chain-free is just the icing on the cake.

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#### IF YOU LIVED HERE...

With skyline views and plenty of natural light, this already generous 518 square foot apartment feels even more spacious, so you'll have no trouble settling in.

The dual aspect open-plan living space is especially impressive, with parquet flooring, soft neutral tones, and the wraparound terrace flanking two sides; west-facing at the front for evening sunsets. The smart kitchen is set just apart so it benefits from the flow of light while offering a more defined space, ideal when you're entertaining.

The bedroom is finished in a considered palette, while the bathroom is sleek and contemporary. You've also got storage off the hallway, plus a dedicated utility space to help keep things tidy.

Although you have that fantastic terrace, there's plenty more greenery nearby – Epping Forest is less than ten minutes on foot, while Fellowship Square (with its popular fountains) is a similar stroll in the other direction. Lloyd Park is just a little further and always worth the walk.

The excellent coffee shop, Ruttle & Rowe, is mere metres away, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local hangout spots. Head in the other direction for The Dog & Duck, a family friendly gastropub – 13 mins from your front door. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just five minutes from your door.

#### WHAT ELSE?

- You're only a 12 minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Weaver Overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.

- The 950-seat Soho Theatre Walthamstow opened earlier this year after much anticipation – and it's only just over a mile from your home.

- For a true sense of community, head to see the mighty Walthamstow FC in action. Their home ground is a mere ten minute stroll away.



#### 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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