

4th Floor

Total Area: 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Reception/Kitchen  
15'0" x 9'1"

Bedroom  
10'9" x 13'5"

Bathroom  
4'3" x 6'7"

Utility Room  
6'7" x 4'3"

Balcony



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	

## CLARKSON CRESCENT, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom Flat
- Private Balcony
- Open Plan Kitchen Living Area
- Moments from Wood Street Station
- Fourth Floor
- Bike Storage

A bright one-bedroom fourth floor flat, set in a well-connected Walthamstow pocket just moments from Wood Street Station. With an open plan kitchen/living area, private balcony, bike storage and easy access to local cafés, green spaces and transport links, this is a well-placed home for enjoying the best of E17.

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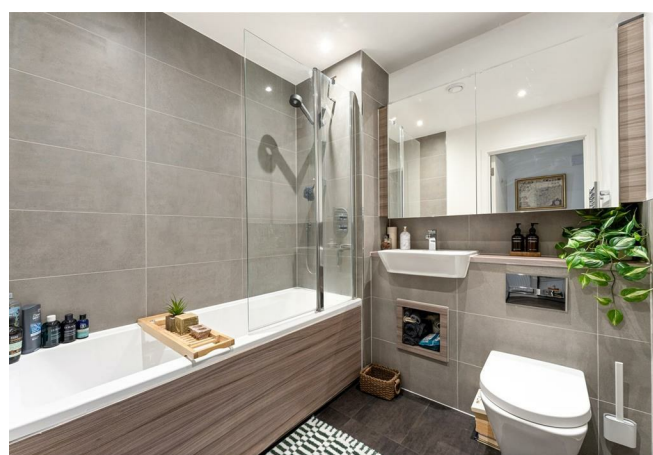
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#### IF YOU LIVED HERE...

You'd have a thoughtfully arranged home with a simple, practical layout and a lovely sense of openness. The hallway leads through to the open plan kitchen/living area, creating an easy everyday space for cooking, relaxing and hosting. Windows along the side bring in natural light, while double doors open directly onto the private balcony.

The balcony adds a welcome outdoor extension to the living space, ideal for morning coffee, evening air or a few pots and plants. Being on the fourth floor gives the flat a peaceful, elevated feel, while the building's bike storage is a useful addition for anyone commuting or exploring locally on two wheels.

The bedroom is a generous double, with space for storage, and sits separately from the main living area for a good sense of balance. There's also a bathroom and a separate utility room, keeping laundry neatly tucked away and making the most of the overall footprint.

#### WHAT ELSE?

- Wood Street Station is just moments away, with swift Overground links towards Liverpool Street, making day-to-day commuting simple.

- Wood Street itself has a growing mix of independent cafés, shops and local favourites, including the indoor market and neighbourhood food spots.

- Epping Forest, Hollow Ponds and Lloyd Park are all within easy reach, giving you plenty of green space for walks, runs and weekend fresh air.



#### WORD FROM THE OWNER...

We've loved living here — it's a calm, light-filled flat that feels more spacious than most one-beds, with a really well-proportioned layout that works naturally day to day. Being on the fourth floor gives it a great sense of privacy, and the flat gets beautiful light throughout the afternoon. The south-facing balcony has been a real highlight, overlooking the private communal garden and catching the sun into the evening, with clear sunset views on the other side. It's a very peaceful spot, and the flat itself is incredibly quiet, with a friendly community of neighbours. The location has been ideal. Wood Street station is a 5-minute walk, with Overground links into Liverpool Street and across East London, and Walthamstow Central is just one stop or a 15-minute walk for the Victoria line. You're also a short stroll from the Village, with great cafés, shops and restaurants, and our favourite local pub, The Nag's Head, just around the corner. It's been a brilliant first home — easy to live in, well connected, and perfectly placed to enjoy everything Walthamstow has to offer. We'll be sad to leave, but excited for someone else to enjoy it as much as we have.

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