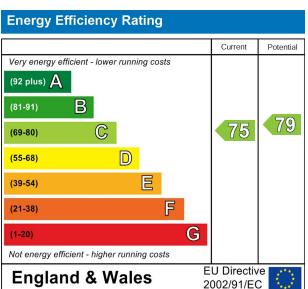


First Floor

Total Area: 40.2 m<sup>2</sup> ... 432 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen / Reception  
9'10" x 15'11"  
  
Balcony  
10'2" x 8'10"  
  
Bedroom  
7'10" x 8'7"  
  
Shower Room  
7'2" x 4'11"  
  
Bedroom  
10'2" x 10'11"



**GROVE ROAD, WALTHAMSTOW**  
Offers In Excess Of £325,000 Leasehold  
2 Bed Apartment - Purpose Built



#### Features:

- Two Bedrooms
- First Floor Conversion
- Walthamstow Village Location
- Roof Terrace
- Short Walk To Walthamstow Central Station
- Council Tax Band B

A beautifully bright, smart and stylish two bedroom, first floor apartment, enviably located mere moments from the heart of our highly sought-after Walthamstow Village neighbourhood. You also have a lovely roof terrace with views over the Village's peaceful, part-pedestrianised streets.

The Village isn't the only local landmark at your fingertips – Walthamstow Central Station, with its direct twenty minute runs to Oxford Circus and Liverpool Street – is just a half mile on foot.

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#### IF YOU LIVED HERE...

You'll be relaxing amongst some truly inventive Design & Decor – the rear bedroom has been turned to use as an open plan kitchen/diner, artfully segmented by a timber-topped breakfast bar/chef's island with sink, hob and chrome fittings. From here you can step out directly onto your ninety square foot, fully decked roof terrace – perfect for a morning coffee or evening glass of wine while looking out over the Village.

Elsewhere the front lounge is currently in use as your

master bedroom, 130 square feet with blonde engineered hardwood running underfoot, out into the lengthy hallway and into your bathroom with floor to ceiling sandstone tiling and dedicated shower cubicle. Finally, bedroom two is a generous double of seventy square feet.

Justly renowned, Walthamstow Village is a genuine oasis of calm in the heart of East London and home to a cornucopia of independent restaurants, bars and gastropubs. Fine wines, classic cocktails, craft beers, real ales, artisanal gins – there's something for every palate just around the corner. Not to mention a thriving Farmers market every Saturday – great for fresh produce.



#### A WORD FROM THE OWNER...

"A beautifully bright, smart and stylish two-bedroom, first-floor apartment, located mere moments from the heart of the highly sought-after Walthamstow Village neighbourhood. You also have a lovely roof terrace with views over the Village's peaceful, part-pedestrianised streets. The Village isn't the only local landmark at your fingertips – Walthamstow Central Station, with its direct twenty-minute runs to Oxford Circus and Liverpool Street – is just a half mile on foot."

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