



Total Area: 66.5 m² ... 715 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Hall
- Storage
- Kitchen
9'1" x 7'10"
- Lounge/Dining Room
22'7" x 11'2"
- Storage
- Bathroom
6'3" x 6'3"
- Bedroom
12'2" x 8'11"
- Bedroom
10'11" x 12'2"
- Storage x2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



THE DRIVE, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom
- Ground floor apartment
- Close to Walthamstow Village
- Chain free
- Spacious lounge/diner with separate kitchen
- Large Private Storage Cupboard
- Sole Access to Your own Garden
- Quiet Cul-De-Sac with turning point at the end

A two-bedroom ground floor apartment, tucked away on a quiet, leafy cul-de-sac close to Walthamstow Village. With its own garden, spacious lounge/diner, separate kitchen and chain-free status, this is a well-placed home with plenty of everyday ease.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'd enter via a neat hallway, with the layout unfolding in a practical and well-considered way. The lounge/diner is a generous, welcoming space, with warm wood flooring, soft natural light and room for both relaxing and dining. From here, you have sole access out to your own garden, giving the home a lovely sense of indoor-outdoor connection.

The kitchen sits separately, finished with white cabinetry, wood-style worktops and metro tiling, creating a clean and simple space for cooking. There are two bedrooms, both calm and neatly presented, with the main bedroom offering particularly good proportions. The bathroom is bright and fresh, with white tiling, a bath with shower overhead, WC and basin.

There's also a large private storage cupboard, always a welcome bonus, especially in an apartment. Being on the ground floor adds to the easy, practical feel, while the turning point at the end of the cul-de-sac keeps the setting peaceful and green, with trees

lining the approach and adding to the sense of calm.

WHAT ELSE?

- Walthamstow Village is close by, with Orford Road favourites including Eat 17, The Castle and The Village Kitchen all within easy reach.
- Walthamstow Central is nearby for the Victoria line and Overground, making journeys into central London straightforward.
- For green space, Lloyd Park and Walthamstow Wetlands are both within three miles, offering weekend walks, open air and a proper sense of escape.



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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