





**IF YOU LIVED HERE...**

Step through your own front door and into a home that feels calm, bright and easy to settle into. The layout is practical and well considered, with a generous reception room offering plenty of space to relax and entertain, while the separate kitchen sits to the rear and looks out towards the garden. The overall feel is neat and carefully kept, with tasteful interiors and a light, unfussy finish that makes the whole apartment feel welcoming from the outset.

Both bedrooms are proper doubles, giving you flexibility whether you need guest space, a home working setup or simply a little more room to breathe. The bathroom is smartly presented, and outside you have that lovely added bonus of a

sole use rear garden of approximately 30ft, a private spot for morning coffee, pottering and long summer evenings. It's a home that balances character, comfort and location very well indeed.

**WHAT ELSE?**

Walthamstow Village is one of East London's most well loved pockets, with Orford Road's independent cafés, restaurants and everyday favourites close at hand.

You're well placed for weekends in the open air, with Lloyd Park, Hollow Ponds and Epping Forest all within easy reach. Wood Street and Walthamstow Central are both convenient for transport, making it easy to get into the City and across London.



**A WORD FROM THE OWNER...**

"This is the perfect flat in Walthamstow village! It's on a super, friendly quiet street with picturesque views of the church. It's well laid out with great sized rooms, a wood burning stove, rosebeds in the front and a sizeable private garden. Easy walking distance to the tube and overground. "

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