

Reception  
12'5" x 15'8"

Roof Terrace  
15'8" x 15'5"

Kitchen  
7'2" x 9'10"

Bedroom  
9'2" x 12'5"

Walk in Wardrobe

Bathroom  
4'11" x 8'2"

Total Area (Excluding Roof Terrace): 46.1 m<sup>2</sup> ... 496 ft<sup>2</sup>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	78	80
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## LENNOX ROAD, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom
- Large Private Roof Terrace
- Views Over Allotment
- Walk-in wardrobe and Large Loft Space for Additional Storage
- Well Presented
- Close proximity to Walthamstow Central, Walthamstow Queen's Road and Walthamstow St James Street

A well-presented one bedroom apartment on Lennox Road, perfectly placed for Walthamstow Central and the everyday ease of this lively E17 pocket. With local cafés, shops and transport links close by, it offers a lovely balance of calm, connection and private outdoor space.

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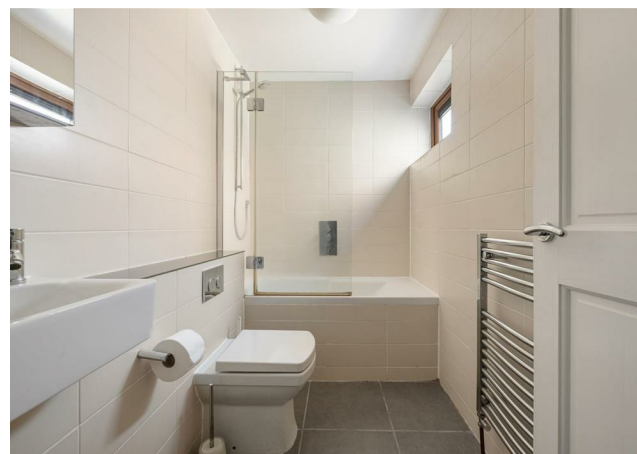
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### IF YOU LIVED HERE...

Set on the first floor, the apartment is thoughtfully arranged, with a hallway leading through to each room. The reception is a bright, comfortable space, with warm wood flooring, a soft neutral finish and glazed doors opening straight onto the private roof terrace.

The kitchen sits just off the main living area, finished with white cabinetry, integrated appliances and a fresh pale blue wall tone. The large loft space and two storage cupboards off the hall keep things practical, while the bedroom feels calm and well proportioned, with a walk-in wardrobe adding useful extra space.

Outside, the roof terrace is a real highlight. Generous in size and easy to furnish, it offers plenty of room for seating, planting and relaxed summer evenings, with open views across the neighbouring allotments giving it a wonderfully leafy outlook.

### WHAT ELSE?

- Three train stations close by offering easy connections to the Victoria, Weaver and Suffragette lines.
- Walthamstow High Street is within easy reach, with its market, cafés, shops and useful day-to-day amenities.
- Lloyd Park, Walthamstow Village, Blackhorse Road and the wider E17 food and drink scene are all within a 1.5 mile radius, giving you plenty to explore close to home.



### A WORD FROM THE OWNER...

"We have absolutely loved living here for the past 11 years. We're a short walk to everything Walthamstow has to offer, with wine bars and the best cafes in St James Street, independent shops and pubs in the village, and riverside walks in the marshes. The neighbourhood is friendly and when we want to stay in we've got the perfect outdoor space for hosting dinners and drinks with friends. We have to relocate but are excited at the thought of others enjoying this flat as much as we have!"

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