



Reception Room
13'4" x 12'4"

Kitchen
12'4" x 10'0"

Bedroom
13'5" x 12'2"

Bedroom
13'8" x 8'6"

Third Floor

Total Area: 66.8 m² ... 719 ft²

All measurements are approximate and for display purposes only



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
	EU Directive 2002/91/EC	



FALMOUTH WAY, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Top Floor Apartment
- Well Presented
- Over 700 Sq Ft
- Communal Gardens
- Walthamstow Central Location

A bright and spacious two bedroom apartment set on the top floor of a purpose built development in a wonderfully convenient part of Walthamstow. The market, marshes and wetlands all add to the appeal here, so it's a spot that feels well connected without losing touch with open space. The home itself offers more than 700 square feet, off street parking, communal gardens and well-presented rooms throughout.

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IF YOU LIVED HERE...

Set across a single floor, the layout is simple, generous and easy to settle into. The reception room sits separately from the kitchen, which gives both spaces a bit more definition for day to day living. In the living room, large windows bring in plenty of daylight, while the proportions leave ample room for both relaxing and dining. The decor is clean and understated, with pale flooring and neutral walls adding to the sense of openness.

The kitchen is a particularly good size for an apartment of this kind, with enough room for a dining table and a layout that feels practical rather than tucked away. Deep blue cabinetry gives the room a more considered finish, while the wide worktops and good storage make it a space that works well whether you're cooking every day or hosting friends at the weekend.

Both bedrooms are genuine doubles, which gives the home real flexibility. The larger of the two is especially generous, while the second is still a very comfortable room with space for bedroom furniture as well as storage. The bathroom is smartly finished in a fresh, modern style, and the overall feel throughout the flat is bright, well kept and easy to feel at home in.

Outside, the communal gardens bring some welcome greenery, and having off street parking adds another layer of ease. This part of Walthamstow is especially well placed if you want strong connections into town without giving up access to open space.

WHAT ELSE?

CRATE St James Street is a handy local favourite for food, drink and community activity, while central Walthamstow brings plenty more for everyday shopping, eating and weekend wandering.

St James Street station is close by, making Liverpool Street a straightforward journey, and Walthamstow Central is within easy reach for the Victoria line and London Overground services.

For greenery, Walthamstow Marshes and Walthamstow Wetlands are both nearby, giving you an easy change of pace when you want fresh air and open space.



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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