



Kitchen / Reception Room  
21'10" x 12'5"

Balcony  
12'6" x 5'8"

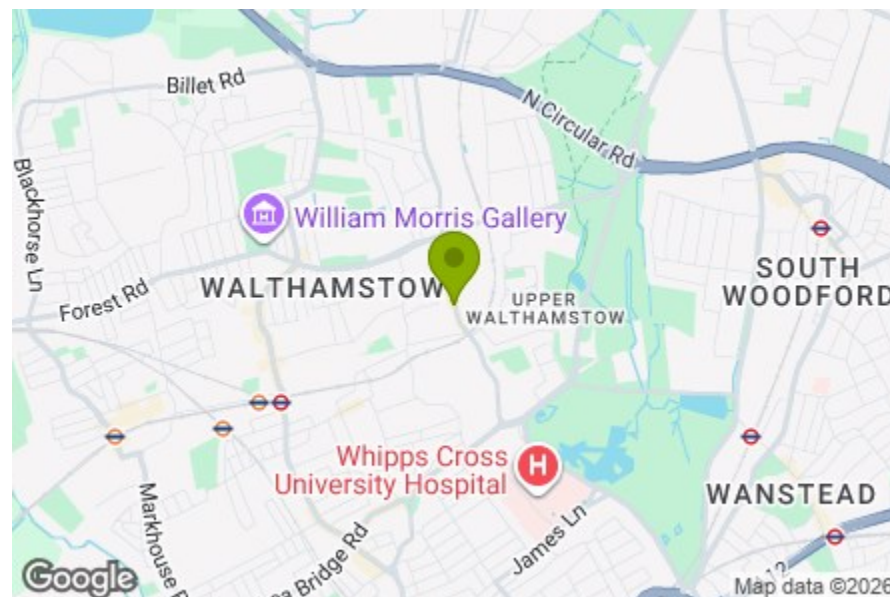
Bedroom  
11'7" x 11'0"

Bedroom  
12'7" x 10'9"

Ensuite  
6'9" x 5'2"

Bathroom  
6'10" x 6'10"

Total Area: 75.4 m<sup>2</sup> ... 812 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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		EU Directive 2002/91/EC	



## MARLOWE ROAD, WALTHAMSTOW

### Offers In Excess Of £500,000 Leasehold 2 Bed Flat



#### Features:

- Two Double Bedroom Apartment
- Two Stunning Bathrooms
- Open Plan Kitchen and Reception
- Fully Fitted Kitchen
- Plenty of Storage
- Moments to Wood Street station

This sleek and stylish two double-bedroom, two-bathroom apartment sits on the first floor of a modern development, perfectly positioned between the buzz of Wood Street and the quiet charm of Walthamstow Village. Highlights include a private balcony, a bright open-plan living space, generous storage and immaculate decor throughout.

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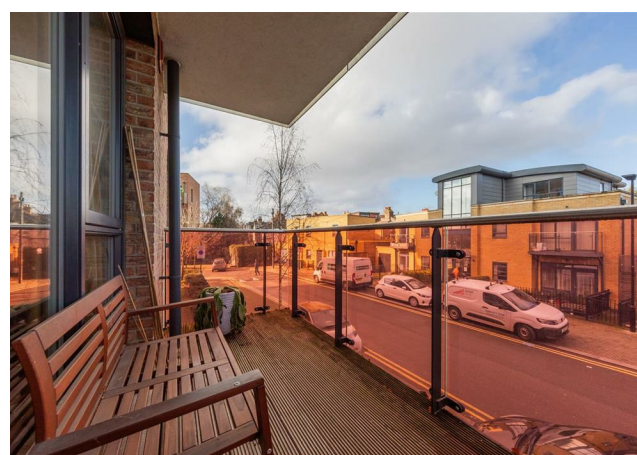
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**IF YOU LIVED HERE...**

Thanks to its immaculate condition and excellent working order, you'll be able to relax in your new home from the day you move in.

With 812 square feet of internal space, you've got plenty of room to spread out, and the light that pours through the generous balcony doors gives an even greater illusion of space. The kitchen area is equally well-considered, featuring high-spec fittings, quality worktops and integrated appliances, and there's plenty of room for relaxing and entertaining.

Both bedrooms are finished in soft tones with plush carpeting underfoot. The master bedroom benefits from an ensuite and fitted storage, while the sleek main bathroom continues the modern aesthetic. Plenty of additional storage is neatly tucked off the hallway.

Step out onto your own private balcony, which is covered for year-round use, and enjoy a peaceful spot to relax.

There's much to enjoy in the local area too. Wood Street's brilliantly eclectic mix of hangouts includes the popular Wood Street Bear and the award-winning Chocolate bakery. Nearby Ravenswood Industrial Estate is home to local icons such as God's

Own Junkyard, Pillars Brewery and Mother's Ruin gin palace.

A wander towards Walthamstow Village takes you past some lovely landmarks, including St Mary's Churchyard and Ancient House. You're spoilt for choice when it comes to pubs as well, with favourites including the Lord Raglan, the Nags Head and the Castle.

If you're heading further afield, Wood Street station is a short walk away, offering fast connections into central London via the Weaver Overground. Walthamstow Central is also close by, giving you access to the Victoria line and overground options.

**WHAT ELSE?**

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 16 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes south east.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, and the convenient chains found in the 17&Central shopping centre.

- As well as all the dynamic food and drink-based perks, you'll be pleased to find out that you've got some great conveniences nearby, such as a post office, newly developed library and long-established garden centre, Lancasters.



**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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