

Total Area (Excluding Terrace 1 & Terrace 2): 95.5 m² ... 1028 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.

Kitchen/Lounge/Diner
18'5" x 24'0"

Terrace 1
42'7" x 7'8"

Terrace 2
5'1" x 15'8"

Bedroom
10'10" x 12'8"

Bedroom
8'6" x 12'8"

Bedroom
9'8" x 18'0"

Ensuite
6'10" x 5'2"

Bathroom
6'11" x 6'10"

Storage



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	



TROUBRIDGE SQUARE, WALTHAMSTOW Offers In Excess Of £625,000 Leasehold 3 Bed Apartment - Penthouse



Features:

- Three bedroom Penthouse
- Two Private Terraces
- 1028 sq ft
- Two Bathrooms
- Beautifully Presented
- Moments from Wood Street Station
- Modern Build

A beautifully presented three bedroom penthouse apartment in a modern Wood Street development, with two private terraces and Wood Street Station just moments away. Set in a well connected part of Walthamstow, you're close to the much loved mix of independent cafés, neighbourhood spots and green open space that makes this pocket so easy to settle into.

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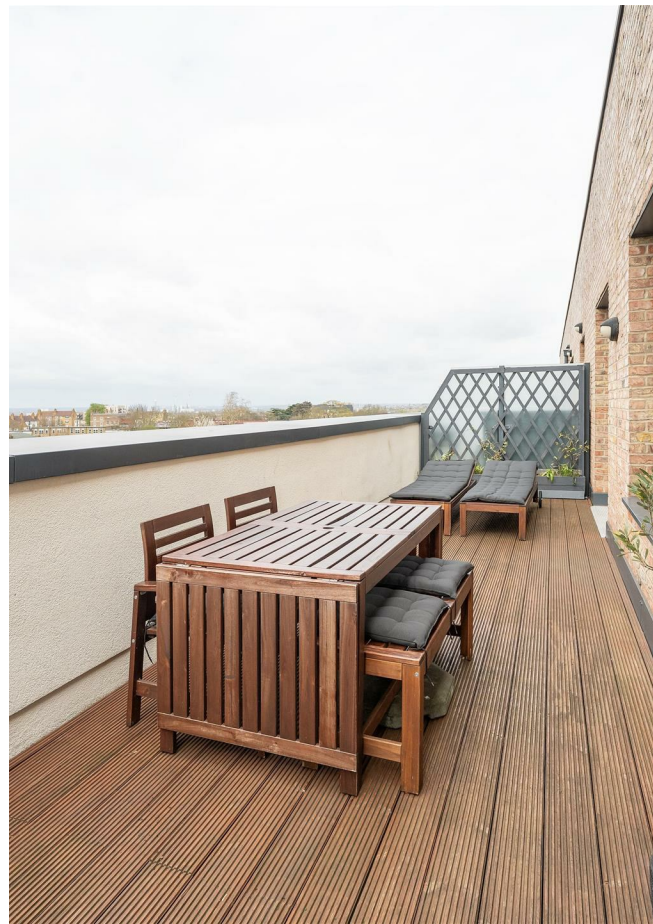
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IF YOU LIVED HERE...

Set on the sixth floor and unfolding across 1,028 square feet, this is a home with a real sense of space. The heart of it is the large open plan kitchen, lounge and diner, where clean-lined cabinetry, integrated appliances and generous proportions make everyday living feel easy. Dark timber style flooring runs underfoot, the decor is calm and contemporary, and there's plenty of room to carve out distinct areas for cooking, eating and relaxing. From here, doors open straight onto one of the terraces, which gives the whole space an airy, open feel.

The bedrooms are arranged off the hallway, which keeps the layout practical and well balanced. The principal bedroom is especially generous, with its own smart ensuite and room for full size furniture, while the second and third bedrooms are both good doubles rather than afterthoughts. A main bathroom sits off the hall, finished in soft neutral tones with a bath and overhead shower, and there's useful built-in storage too.

Outside, the two private terraces are a real highlight. Finished with decked flooring and stretching around the apartment, they enjoy sunlight for the majority of the day and offer plenty of room for morning coffee, a quiet supper or simply taking in the open outlook. Altogether, it's a thoughtfully arranged penthouse that feels bright, modern and easy to live in.

WHAT ELSE?

- Wood Street Station is just a short walk away, with direct Weaver line services into Liverpool Street and easy access to Walthamstow Central for the Victoria line.
- Wood Street itself has plenty of character, with favourites including Wood Street Indoor Market, Wood Street Bakery and Dudley's all nearby.
- For green space, Hollow Ponds and the edge of Epping Forest are both close at hand, while Fellowship Square is also within easy reach.



A WORD FROM THE OWNER...

"We've loved living here and being part of such a vibrant, friendly community. There is always something happening on Wood Street, from morning coffee in Dudley's or a pastry from Chocolatine or Wood St Bakery to evening drinks at Clapton Craft or the Wood Street Bear. Wood Street station is only a 4 minute walk away, making commuting incredibly easy, while the Ravenswood Breweries are less than 10 minutes away, which really come alive in summer. Walthamstow Village is just a short stroll away, offering more fantastic restaurants and independent shops. It's been a wonderful place to have our first baby, with plenty of parks and children's activities nearby and hollow ponds on our doorstep for weekend walks and fresh air."

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