

Total Area: 53.2 m<sup>2</sup> ... 573 ft<sup>2</sup>

All measurements are approximate and for display purposes only

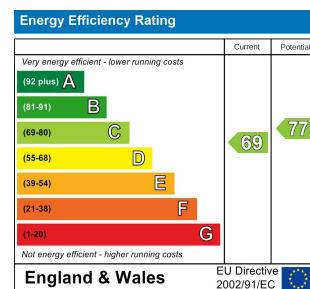
Reception Room  
13'5" x 13'8"

Bathroom  
7'1" x 6'0"

Bedroom  
10'9" x 9'4"

Kitchen  
6'0" x 9'9"

Bedroom  
9'6" x 6'8"



## ORFORD ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedrooms
- Walthamstow Village Location
- Well Presented
- Short walk to Walthamstow Central Station
- Share of freehold
- Large lounge
- High ceilings throughout

Set on the upper ground floor of a timeless period property, this charming two-bedroom apartment is full of character and perfectly positioned in the heart of Walthamstow Village. You've got some of the area's best independent restaurants, gastropubs and coffee shops just moments away, yet the home is tucked away in a residential nook, so you can enjoy peace and privacy too.

Walthamstow Central is just a short walk away too, putting the West End or City within super quick reach thanks to the Victoria line and Overground.

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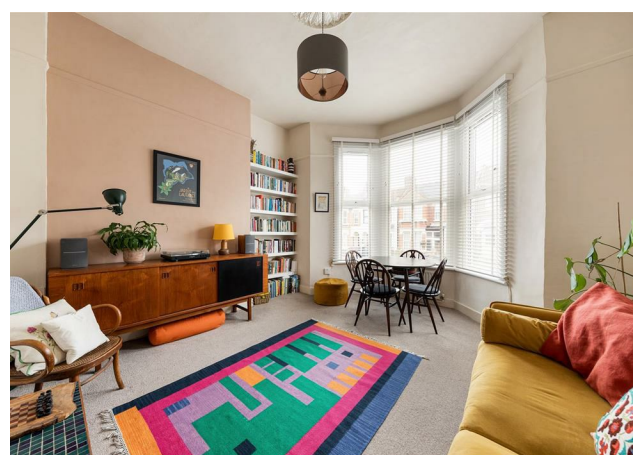
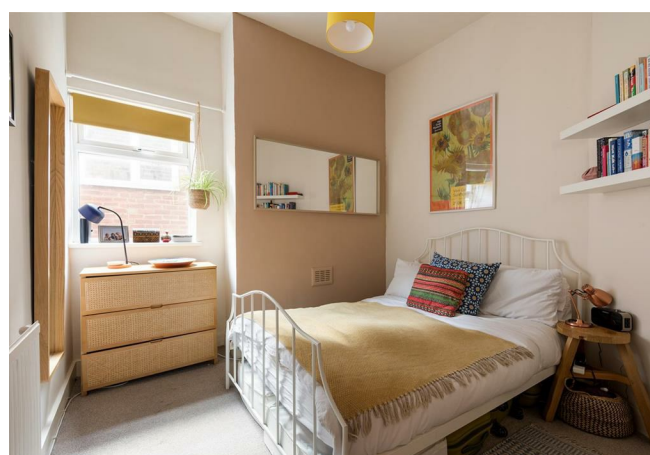
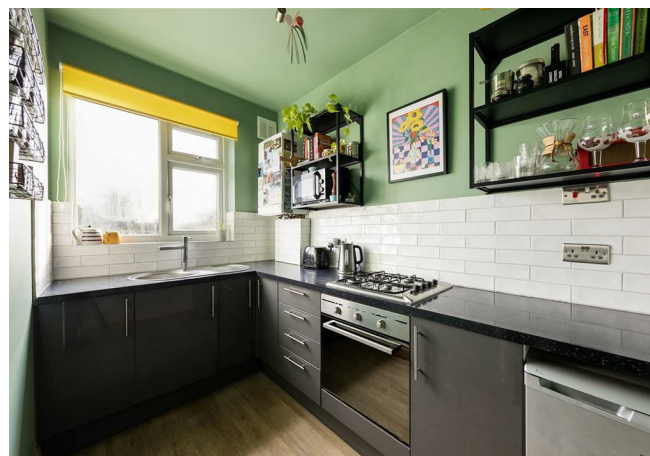
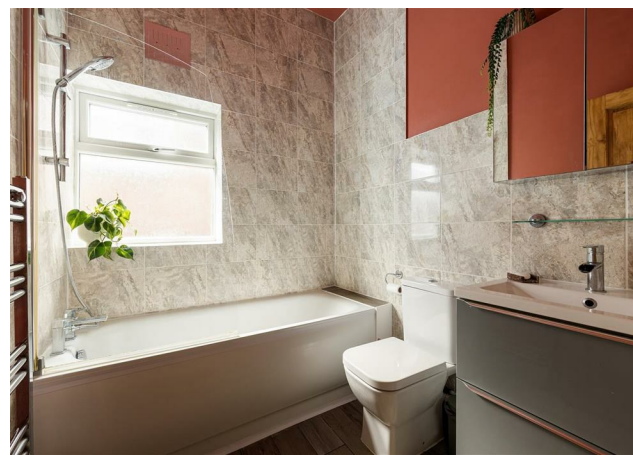
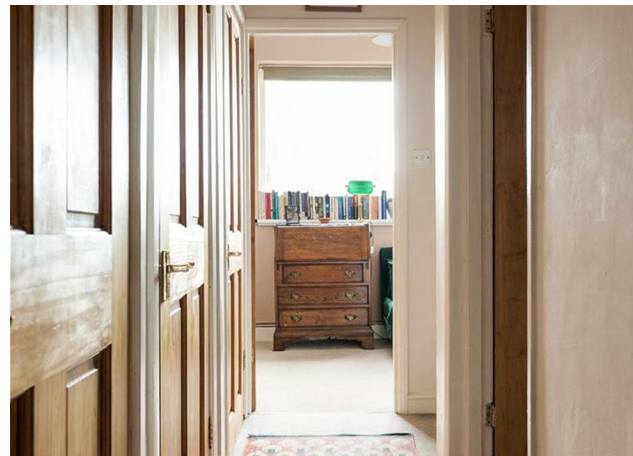
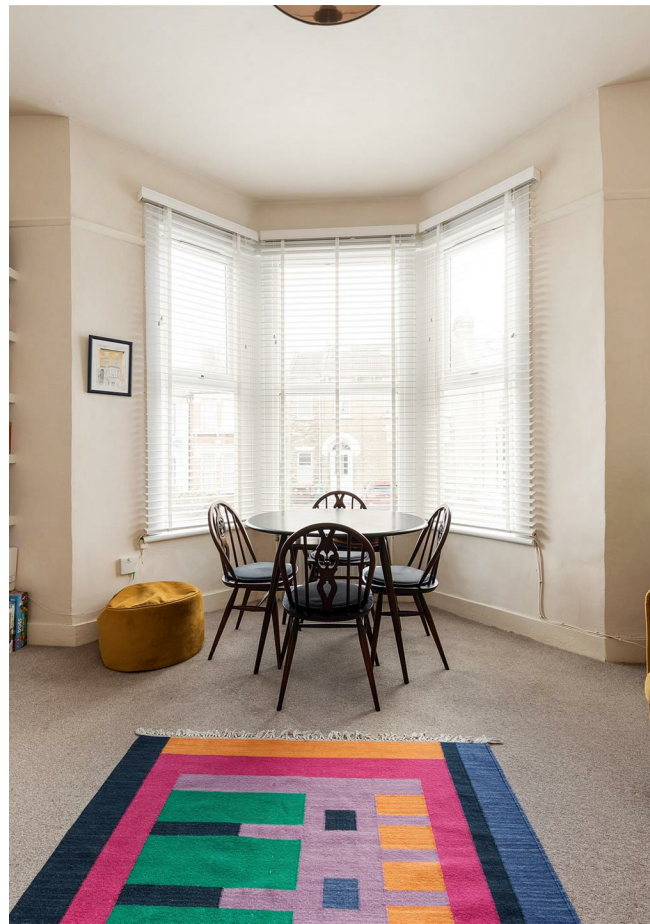
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#### IF YOU LIVED HERE...

Inside, you'll find over 570 square feet of well-considered living space, arranged to make the most of the home's original proportions. The bright reception room spans around 180 square feet and is filled with natural light from the elevated bay window.

The bathroom is smartly finished with glossy, large-format tiling from floor to ceiling, and features a shower over the bath. Your first bedroom is a generous double, softly carpeted, while the hallway offers a wealth of integrated storage, including practical space for laundry.

Elsewhere, the kitchen is fitted with sleek grey cabinetry, dark quartz-effect worktops, chrome fittings and sage decor, while the rear bedroom is bright and smartly finished.

As for the area, you only have to step out on the main hub of Orford Road over the weekend to see what a fantastic community the area has.

The ultra-friendly Castle gastro-pub, where a pianist plays every Friday, is a short hop, while even nearer you'll find fellow gastro-pub The Queens Arms, as well as the award-winning store Eat 17 (now with an excellent kitchen residency from Proud Mary pizza), poke bowl specialist Peeld, top-rated chippy Orford's Fish & Chips and boutique Word Store to name but a few.

Walthamstow Village is packed with history and you'll love having iconic landmarks such as the 15-Century Ancient House nearby. On the way you'll pass the much-loved Nags Head, as well as the access point to the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Malt Haus, Pillars and gin palace Mother's Ruin. There's SO much to explore, so prepare to be busy.

#### WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space, including Lloyd Park, which houses the William Morris Gallery, Fellowship Square, with its impressive fountains, and Hollow Ponds, at the cusp of Epping Forest.

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

- Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow bringing world class entertainment to the borough.



#### 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 ASSISANT BRANCH MANAGER

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