



GROUND FLOOR

Total Area: 74.2 m<sup>2</sup> ... 799 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.

- Bedroom  
11'10" x 11'7"
- Bedroom  
11'10" x 10'0"
- Reception  
15'7" x 11'3"
- Kitchen/Diner  
7'4" x 16'7"
- Bedroom  
7'7" x 10'6"
- Bathroom  
6'7" x 5'4"



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		EU Directive 2002/91/EC	



## BLACKHORSE ROAD, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 3 Bed Flat



### Features:

- Three Bedroom Flat
- Spacious Kitchen Diner
- Communal Gardens
- Well presented
- Close to Blackhorse Road and St James Street Stations

A well presented three bedroom flat in a well connected part of Blackhorse Road, with communal gardens and the station close by. You're well placed for quick Victoria line, Suffragette line and Weaver line connections, while the Wetlands and the neighbourhood's much loved food and drink spots are all within easy reach.

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**IF YOU LIVED HERE...**

Set on the ground floor, the layout is straightforward and practical, with a long central hallway linking each room. The reception is a generous, light filled space with warm wood style flooring and plenty of room to relax, while the separate kitchen diner is a real strength, running long and spacious with timber cabinetry, dark tiled splashbacks and room to sit down properly for meals.

All three bedrooms are arranged off the hallway, which gives the home a pleasing sense of separation between living and sleeping space. Two are especially well proportioned, while the third sits just behind the kitchen perfect for a child's bedroom or study. Throughout, the presentation is neat and unfussy, with pale walls, good natural light and a calm, easy feel.

The bathroom is finished in light neutral tiling and includes a bath with overhead shower. Outside, the communal gardens are well kept and bring a welcome patch of green to the setting, rounding

everything off nicely in a flat that feels balanced and well presented throughout.

**WHAT ELSE?**

- Both Blackhorse Road station and St James st station are close at hand, with Victoria line Underground services, Suffragette and Weaver line London Overground connections making it an easy base for getting across London.
- Big Penny Social is part of the Blackhorse Beer Mile and makes a lovely local for relaxed evenings, weekend events and meeting friends nearby.
- Walthamstow Wetlands is nearby when you want a slower change of pace, with open reservoirs, walking routes and the Engine House café adding a little breathing room to the week.



**A WORD FROM THE OWNER...**

"We've loved living here and starting our family here. The area has so much going on and is such a great community. Our children have loved their school and nursery, both within a 5 minute walk. Everything is so close and convenient. It makes such a difference being 5 minutes away from 2 stations. Within 10 minutes we've got the brewery mile, amazing restaurants with all kinds of cuisines and the best vegan buns in London. We've spent a lot of time in the Wetlands and down the marshes and enjoy cycling through green space down to the Olympic Park and Stratford."

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