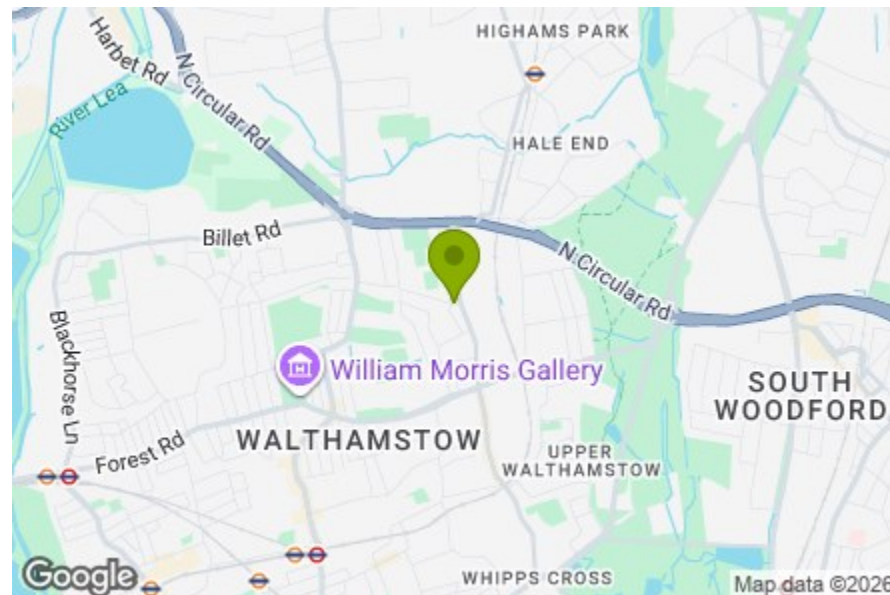


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

- Porch
- Kitchen/Lounge/Diner
13'5" x 31'8"
- Bathroom
5'11" x 6'6"
- Bedroom
9'5" x 12'0"
- Storage
- Bedroom
10'0" x 14'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BROOKSCROFT ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Ground Floor
- Private Front Garden
- Driveway
- Close Proximity to Lloyd Park

This ground floor apartment is arranged across a well-considered layout, offering two generously sized bedrooms along with the benefit of a private front garden. A driveway adds welcome day-to-day ease, while the location places you close to Lloyd Park's open green space, cultural attractions and a strong community feel. Inside, the rooms connect naturally and are well balanced, creating a home that's comfortable, calm and easy to settle into from day one.

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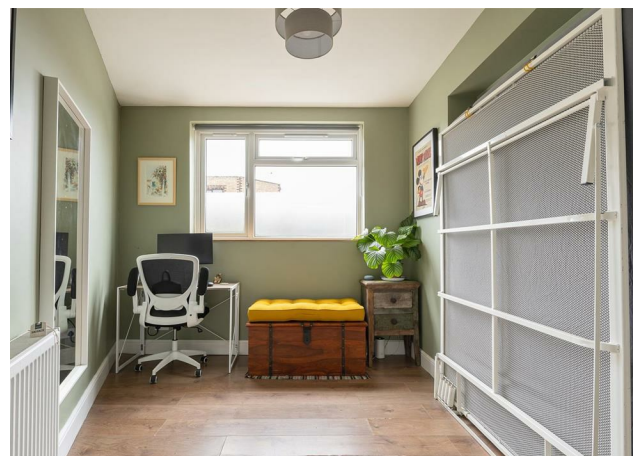
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IF YOU LIVED HERE...

A garden frontage framed by mature greenery creates a welcoming first impression, with room for a table and seating for alfresco dining or a morning coffee. From here, you step through the porch and into the hallway, where patterned flooring adds character and a built-in storage cupboard keeps everyday items neatly organised. The space is bright and well proportioned, with natural light filtering through and drawing you through to the main living areas.

At the heart of the home sits the open-plan kitchen, lounge and dining room, a generous setting designed for everyday living. Windows bring in plenty of natural light, while tiled and wooden flooring subtly define the different zones without interrupting the flow. There's comfortable space for dining and lounging, with the layout remaining flexible and easy to adapt. Running neatly along one side, the kitchen offers good storage and work surfaces while keeping the room open and sociable.

Both bedrooms are comfortably sized and quietly positioned. One sits within the angled section of the layout, where a wide window and warm wooden flooring create an inviting atmosphere, complemented by a built-in wardrobe that makes thoughtful use of the space. The second double bedroom shares

the same sense of light and calm, offering a restful environment. Just off the hallway, the bathroom is neatly finished with tiled walls and flooring. The room is well arranged, and the neutral finish keeps it feeling fresh and easy to personalise over time. Outside, the area strikes a balance between neighbourhood warmth and local energy. Independent cafés bring real character, with Ruttle & Rowe a favourite for coffee and pastries, while Wood Street Indoor Market offers vintage finds, crafts and small traders in a lively, community-focused setting. The Dog & Duck provides a classic pub atmosphere, while The Flowerpot is an easy-going place to catch up with friends. Lloyd Park is close by too, offering wide lawns, tennis courts, the William Morris Gallery and a popular weekend market. For longer walks, Epping Forest's Doughnut delivers peaceful woodland paths, and the Waltham Forest Feel Good Centre offers excellent leisure and fitness facilities.

WHAT ELSE?

Wood Street Station is around a fifteen-minute walk away, offering direct routes into the city and beyond. Regular bus services also run to Walthamstow Central, connecting you to the Victoria line and Overground network, making day-to-day travel feel smooth, reliable and flexible.



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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