

Reception
14'6" x 12'9"

Kitchen
8'3" x 10'11"

Balcony
7'0" x 3'7"

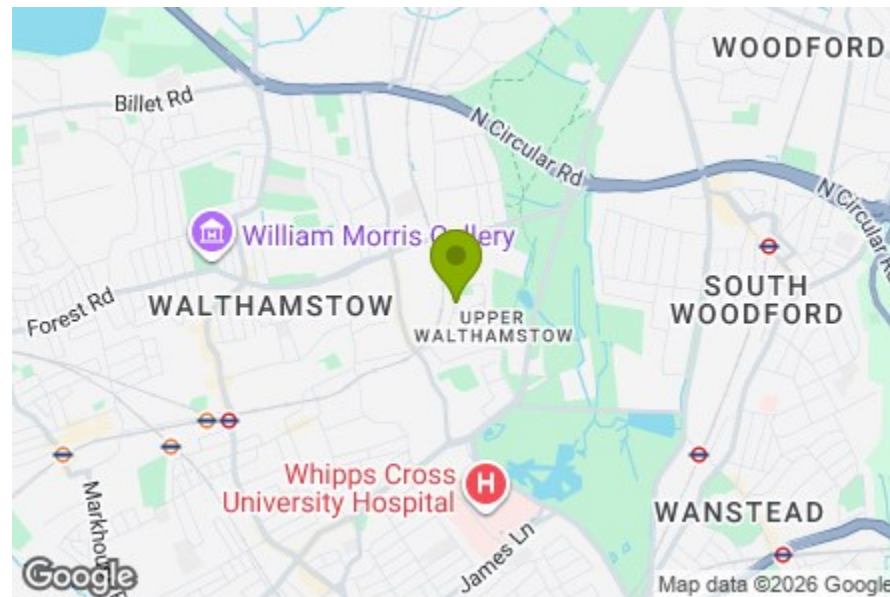
Bedroom
14'6" x 10'4"

Bedroom
8'2" x 13'5"

Bathroom
6'0" x 7'10"

Total Area (Excluding Balcony): 65.5 m² ... 705 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.



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	78	80
	EU Directive 2002/91/EC	

AVON ROAD, WALTHAMSTOW

Offers In Excess Of £365,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedrooms
- Approx 705 square Feet
- Occupying second and third floor
- Upper Walthamstow Location
- Close to Wood Street Station
- 171 Year Lease upon completion (extended from 81 currently)

In a popular Upper Walthamstow location, this bright two bedroom split level maisonette combines a practical layout with a private balcony and plenty of natural light. With Wood Street Station, independent cafés and green open spaces all close by, it's a home that balances everyday convenience with everything that makes this part of E17 so popular.

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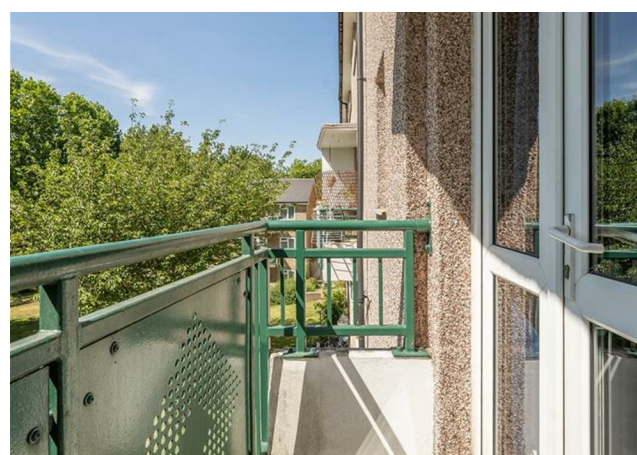
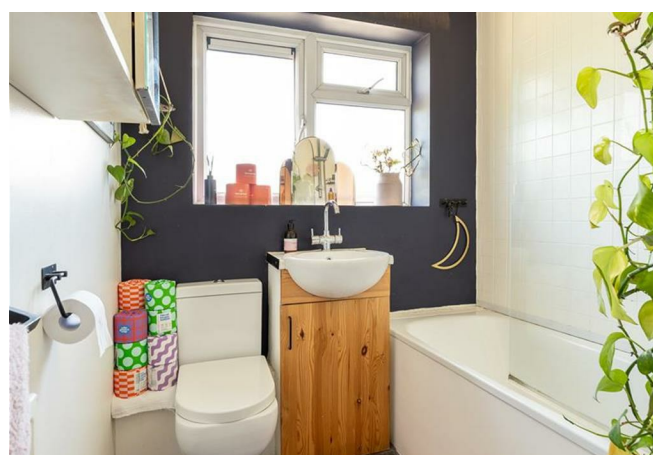
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IF YOU LIVED HERE....

Step inside and stairs lead you up to the main living level, where a central hallway connects the kitchen and reception room. The reception is a wonderfully bright, generous space with plenty of room to relax, dine and entertain. Soft neutral décor, warm timber flooring and wide glazing create an easy sense of calm, while a glazed door opens directly onto the balcony, giving you a pleasant spot for a morning coffee or an evening drink. Across the hall, the separate kitchen is arranged with plenty of storage and worktop space, finished in a fresh combination of white cabinetry and rich green base units.

Upstairs, the two bedrooms sit alongside the family bathroom, creating a practical separation between living and sleeping spaces. The principal bedroom is especially spacious, with a soothing palette and ample room for freestanding furniture, while the second bedroom offers excellent flexibility as a guest room, home office or nursery. The bathroom is filled with natural light from the window above the bath and is simply finished with clean,

contemporary fittings, making it ready to enjoy from day one.

WHAT ELSE?

- Wood Street Station is just a short walk away, with Overground services reaching Liverpool Street in around 20 minutes, while Walthamstow Central is also within easy reach for Victoria line connections.

- Wood Street has become one of the area's favourite neighbourhood centres, home to independent spots including Dudley's, Chocolatine Bakery and The Indoor Market, alongside local shops and everyday essentials.

- Lloyd Park, the William Morris Gallery and the expansive greenery of Epping Forest are all nearby, giving you plenty of options for weekend walks, outdoor exercise and relaxed afternoons.



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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