

Kitchen/ Dining/ Reception Room  
23'9" x 11'8"

Balcony  
4'11" x 15'5"

Bedroom  
12'6" x 11'1"

Bedroom  
16'9" x 9'0"

Ensuite

Bathroom

Total Area: 72.3 m² ... 778 ft² (excluding balcony)  
All measurements are approximate and for display purposes only



MARLOWE ROAD, WALTHAMSTOW  
£515,000 Leasehold  
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom approx 778 sqft
- First Floor with Private Balcony
- Energy Efficient and Low Energy Bills
- 10 Year Builders Warranty & 5 Year Appliance Warranty
- 3 Minutes to Wood Street Station
- 11 Minutes to Hackney Central, 20 Minutes to Liverpool Street
- A Short Walk to Epping Forest & Hollow Ponds
- Walking Distance to Walthamstow Village
- Local Amenities Include a Co Op, Dudleys & Clapton Craft
- PHOTOS FROM SHOW APARTMENT

An elegantly appointed two bedroom apartment, part of an exciting new designer development on our thriving new social hub of Wood Street. Design and decor is sumptuously stylish throughout, and you have nature and nightlife on your doorstep.

You have a private balcony, accessed from your open plan lounge and kitchen. The perfect secluded spot for morning coffee.

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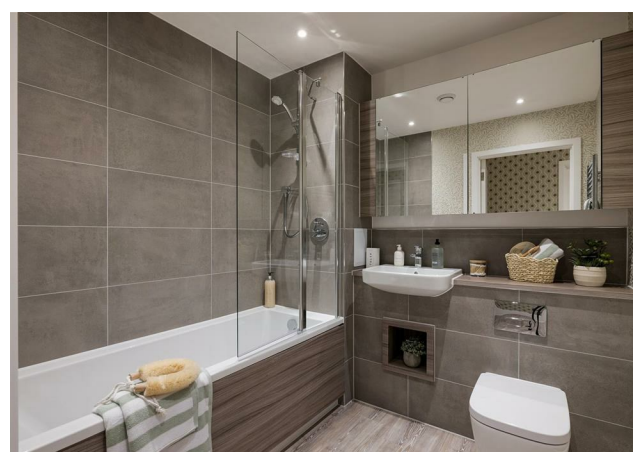
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## IF YOU LIVED HERE...

Step inside your broad hallway where there are two useful storage cupboards, always a welcome addition, and a well appointed bathroom which is finished in star style with large format tile-work. Follow the flow round into your substantial, principal en-suite bedroom, a superb example of the high end luxurious finishes on show throughout your new home, with deep, sumptuous carpeting and a striking colour scheme combine to fine effect, all naturally lit from the floor to ceiling window.

Elsewhere, your substantial open plan kitchen and reception is a splendid spot for welcoming guests, where glazed sliding doors open onto your private terrace. A mix of matt platinum and nordic blue matt cabinets, with brass fixtures and a full complement of high end integrated appliances, sit below a constellation of recessed spotlights. At the opposite end of your substantial lounge space, natural light streams in from your private balcony.

Step outside and you're in our thriving new neighbourhood of

Wood Street, home to the much loved indoor vintage market and Wood Street Bakery. Wood Street overground station is just three minutes across the street and will get you directly to Liverpool Street in twenty, for a speedy and simple City commute. Or if you're staying local, the high end wining and dining opportunities of Walthamstow Village are just a half mile stroll away.

## WHAT ELSE?

- With both Wood Street and Walthamstow Village on your doorstep you're spoilt for choice when it comes to a new local, but may we suggest The Nag's Head? A lovably eccentric gastropub on the Village borders, here you can be sure of a lovely beer garden, delicious menu and a warm welcome.
- Epping Forest, justly celebrated as London's lungs, is just a ten minute stroll from your new entrance way. Be sure to check out the waterways of Hollow Ponds, too.
- Designed and built from the ground up to be energy efficient, you can expect low energy bills to go with the high end design.



## 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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