

Total Area: 59.4 m<sup>2</sup> ... 640 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 81                      | 81        |
| (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 |           |

**Aubrey Road, London**  
**Offers In Excess Of £425,000 Leasehold**  
**2 Bed Apartment**



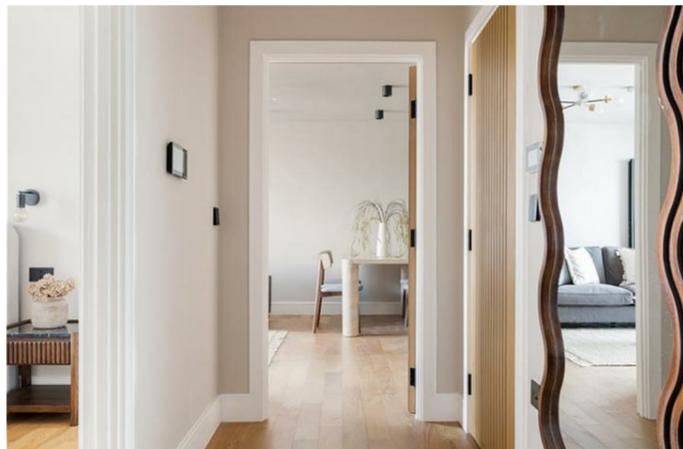


## Features

- Modern Apartment
- Two Bedrooms
- Arranged on First Floor
- Private Balcony
- Short Walk to Walthamstow Village
- Moments from Walthamstow Town Hall and Chestnuts Fields
- Close to Lloyd Park and William Morris Gallery
- Short bike ride to Walthamstow Wetlands

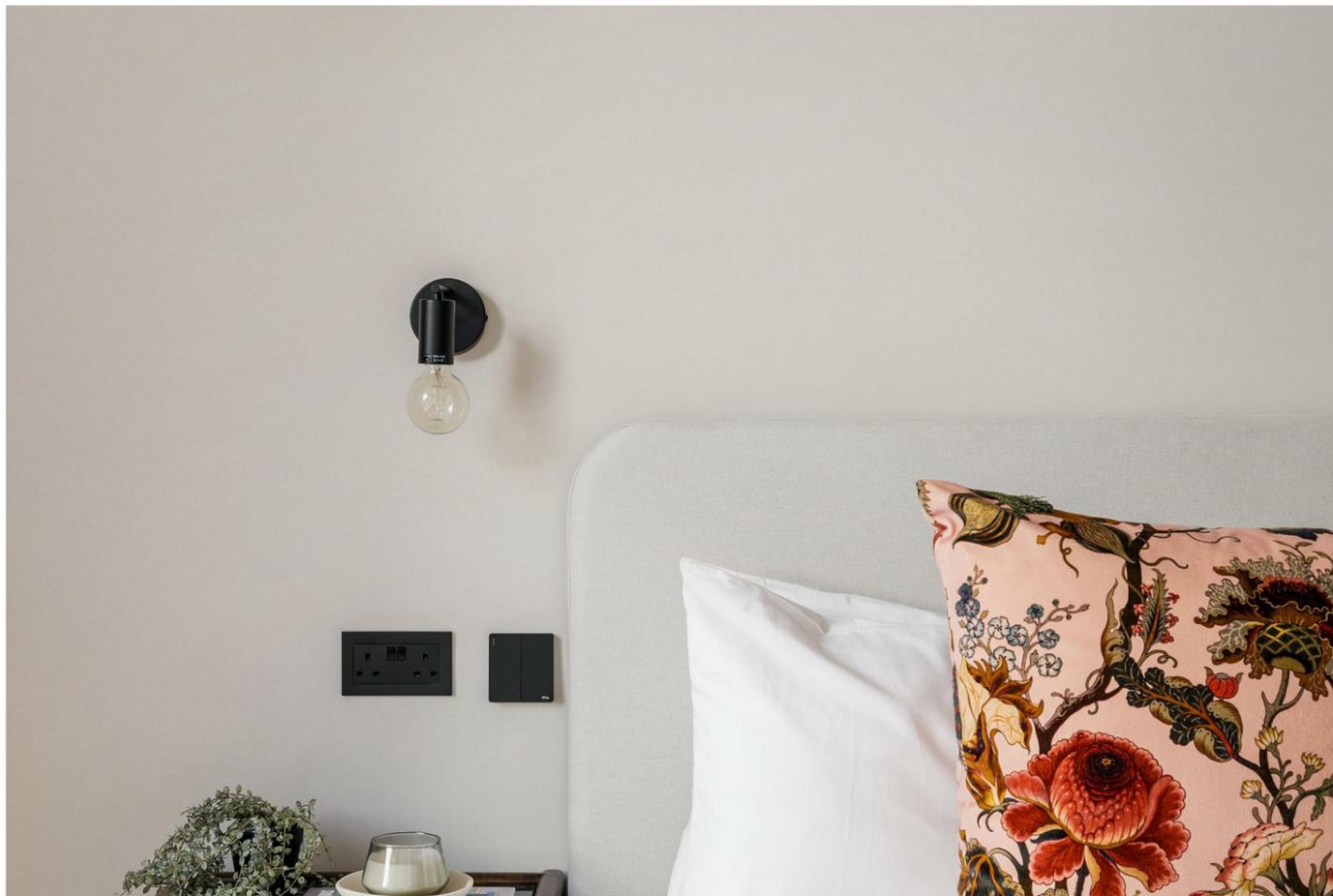


Set in this exciting new development, this modern two-bedroom apartment offers generous living in a well-connected corner of Walthamstow. With two bedrooms and a private outdoor terrace, it's perfectly designed for comfort and ease. You're just a short stroll from the charm of Walthamstow Village, with Lloyd Park, Chestnuts Fields and the William Morris Gallery all close by. The green expanse of Walthamstow Wetlands is just a short cycle away, while Walthamstow Town Hall stands moments from your door. A versatile home in a location that brings everything within easy reach.



### WHAT ELSE?

Walthamstow Central Station is within easy reach, offering fast connections via the Victoria Line and Overground, making commutes into central London swift and seamless. For additional Overground links, Walthamstow Queens Road is also nearby, opening up convenient routes across the city.





➤➤ IF YOU LIVED HERE...

This beautifully presented home unfolds across the first floor, and offers a harmonious blend of indoor comfort and outdoor living. A wide entrance hall leads into a spacious open-plan kitchen, dining and reception area. Soft green cabinetry is paired with striking marble-style surfaces and fluted upper cupboards. Timber panelling beneath the staircase adds a stylish focal point, while full-height glazing opens onto a private balcony.

There are two bedrooms with glazing at one end, along with built-in shelving. Completing this floor is a full bathroom, with a deep bathtub set beneath a striking tiled feature wall and a rainfall shower above, finished in a monochrome palette with crisp finishes, creating a cohesive feel.

Step outside and you'll find a vibrant neighbourhood rich in culture, green spaces and local favourites. Lloyd Park is just moments away, offering wide open lawns, a lively weekend market and the renowned William Morris Gallery, surrounded by gardens and mature trees. For a change of pace, make your way to Walthamstow Village, one of London's most characterful urban enclaves. Here, winding streets and pretty cottages set the scene for a thriving mix of independent shops, cosy cafes and destination dining. Enjoy a laid-back meal at Eat 17 or settle in at The Nags Head, a local institution known for its warm atmosphere and classic pub fare. The recently opened Soho Theatre brings a new creative energy to the area, while the Wood Street Indoor Market is a treasure trove of vintage goods and collectibles. Walthamstow Wetlands, Chestnut Fields and the handsome Town Hall grounds all add to the area's wide appeal.

