



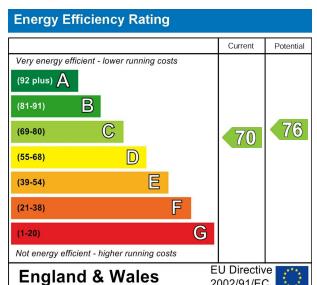
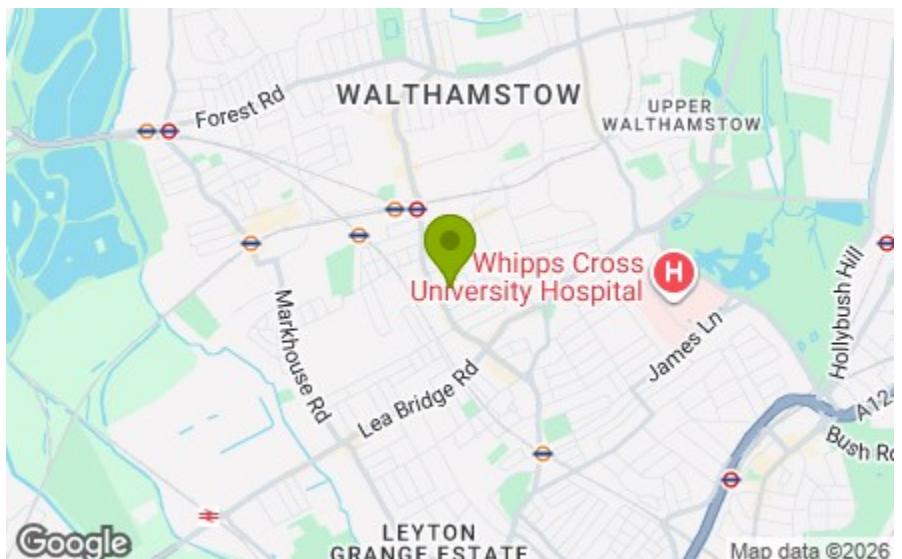
Total Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Kitchen/Reception  
20'2" x 9'0"

Bathroom  
6'2" x 5'2"

Bedroom 2  
11'0" x 10'3"

Bedroom 1  
13'2" x 11'5"



**GROVE ROAD, WALTHAMSTOW**  
£1,950 Per Calendar Month  
2 Bed Apartment - Conversion



#### Features:

- Available February
- Two Double Bedrooms
- Ground Floor Flat
- Private Garden
- Open Plan Living Area
- Permit Parking Available
- Council Tax Band B
- EPC Rating C
- Holding Deposit: equivalent to one week's rent capped at £400

A well laid-out, beautifully finished two-bedroom apartment, a short walk from the heart of the highly sought-after neighbourhood of Walthamstow Village. Set on the ground floor of a Victorian end of terrace, is this stylish and charming home.

**E11, E7, E12 & E15**  
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#### IF YOU LIVED HERE...

You'll be hosting guests with pride in your spacious, spacious kitchen/lounge, with attractive blonde flooring underfoot and floods of natural light. This is the perfect space to host family and friends. Elsewhere, both bedrooms are solid doubles and the family bathroom is a delightfully simple vision in white, sage and grey, with a fully integrated shower riser.

Outside, the tree-lined street is peaceful thanks to



#### WHAT ELSE?

- A fifteen minute stroll gets you to Epping Forest and Hollow Ponds, where you can hire row boats and explore the waterways with friendly ducks.
- Local schools are plentiful and of high quality, you have twenty nine primary/secondaries in a one mile radius, all rated 'Good' or better by Ofsted and including the 'Outstanding' Walthamstow School for Girls, South Grove Primary and St Marys CofE Primary.
- The comprehensive transport links of Walthamstow Central are just a half mile on foot for direct, twenty minute runs to Liverpool Street and Oxford Circus, putting both the City and West End around a half hour away door to door.

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traffic calming measures by Waltham Forest Council. Beyond the street, you'll find some of the finest independent bars, restaurants and gastro-pubs for miles around. From the craft ale at Wildcard Brewery, to the cocktails at Eat17 and the delicious Sunday roasts at The Castle, there's something for every taste just moments from your door.