



Lounge
 15'1" x 11'5"

Bedroom
 11'1" x 8'10"

Bathroom
 6'10" x 4'7"

Kitchen
 10'2" x 7'2"

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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	79
EU Directive 2002/91/EC			



VICTORIA ROAD, WALTHAMSTOW

£1,500 Per Calendar Month
 1 Bed Flat



Features:

- Available January
- One Bedroom
- Well Presented
- Period Conversion
- New Bathroom Being Installed
- Close to Wood Street

A plush, warm and welcoming one bedroom apartment occupying the first floor of a classic Victorian terrace. You're situated on a lovely, tree-lined street with Wood Street and Lloyd Park both just a short stroll away. Design & Decor is lovingly finished throughout, with plenty of high-end features.

The kitchen, for example, has pristine, classic metro tiling on the walls, engineered oak floorboards underfoot, chrome fittings and a full complement of fitted appliances.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll have two of Walthamstow's more enviable neighbourhoods just moments away. Wood Street is one of the borough's most exciting new areas, with a growing vintage market and new shops, bars and cafes opening up all the time - try the burgers in The Duke and thank us later.

Meanwhile just a half mile to the west is Walthamstow's famous Lloyd Park. Wide open green spaces, landscaped gardens, cafes and courts play host to all manner of sports clubs and activity classes. Plus there's the William Morris Gallery and regular events like the Walthamstow Garden Party.

Inside, and the 170 square foot lounge is spacious, bright and airy with plush grey carpeting underfoot, contrast walls and a beautiful period mantelpiece. The bedroom is just as stylish while the bathroom has more engineered oak floors and pristine fittings.

WHAT ELSE?

- Wood Street Station is just under a mile away on foot and will get you into Liverpool Street in around 20 minutes.
- Alternatively Walthamstow Central is just one stop away, for the Empire Cinema and Walthamstow Mall.
- You also have a fairly comprehensive retail park, with a Homebase, Habitat and Argos, just a few moments away.



A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over 10 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awesomestow'."

NICHOLAS PAPI
E17 LETTINGS BRANCH MANAGER

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