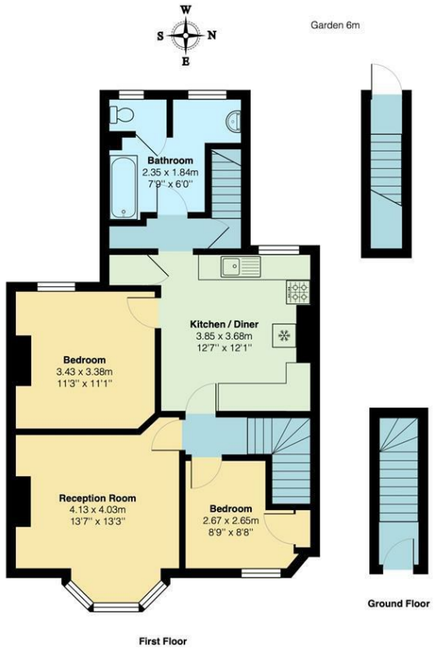



Total Area: 74.3 m² ... 800 ft²
All measurements are approximate and for display purposes only.

Bedrooom
8'9" x 8'8"

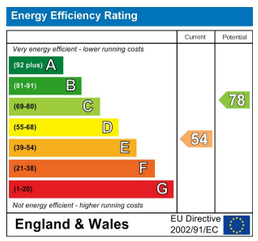
Reception Room
13'6" x 13'2"

Bedroom
11'3" x 11'1"

Kitchen / Diner
12'7" x 12'0"

Bathroom
7'8" x 6'0"

Garden
19'8"

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# WELLESLEY ROAD, WALTHAMSTOW

## £1,800 Per Calendar Month

## 2 Bed Apartment

**Features:**

- 2 Bedrooms
- New Wood Effect Flooring
- Close To Local Ameneties
- Double Glazed
- Private Rear Garden
- Bright and Airy
- Council Tax Band C
- Unfurnished

This bright and newly-decorated two-bedroom first floor apartment benefits from period features and a private rear garden, as well as being located in an fantastic spot where you can enjoy peaceful residential life while still being part of a thriving community.

Walthamstow Village is just over ten minutes away, so you'll be spoilt for choice when it comes to food and drink-based perks, and Walthamstow Central tube station is a smilier distance on foot to get you into the West End or city via the nifty Victoria line or overground.

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IF YOU LIVED HERE...

Your front reception room has been newly decorated, with new timber-effect flooring underfoot and ornate beading, all illuminated in natural light thanks to the generously-sized bay window. The kitchen is spacious with storage and counter space aplenty, so entertaining will never be a juggle. The bedrooms are just as pristine - and the front one has a handy built-in cupboard, while the bathroom is smart and modern. Outside, you'll find your own private garden, and if you want more greenery, Thomas Gamuel Park is just moments away. Want even more space? Head to Walthamstow Wetlands or Lloyd Park, both walkable - or an even quicker bike ride. As for socialising, you're perfectly placed to enjoy the benefits of Walthamstow Central, Walthamstow Village and the St James St neighbourhood. At the latter, you'll find the dynamic social hub CRATE St James, buzzing with creative ventures, from independent eateries and florists to yoga studios and boutiques. You're also a five minute stroll from Europe's longest market, which runs along the High Street. You're in good company because another newbie to this area is Japanese restaurant Taro, which is housed in the old pie and mash shop there (it's a listed space so you can still enjoy the old traditional features). There's plenty more to explore though, so you'll enjoy uncovering your own favourite gems.

WHAT ELSE?

-Walthamstow Central has brilliant amenities, including the nine-screen Empire cinema and the chains found in the 17&Central shopping centre. Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow set to open there in 2024.
-Walthamstow Queens Road station is eight minutes on foot for the overground running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.
-Walthamstow Village has an amazing selection of eateries, ranging from Poke bowl specialists Peeld, Modern British deliciousness at Eat 17, tasty takeout from Orford's Fish & Chips and mouthwatering Spanish bites at Orford Saloon Tapas Bar.

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