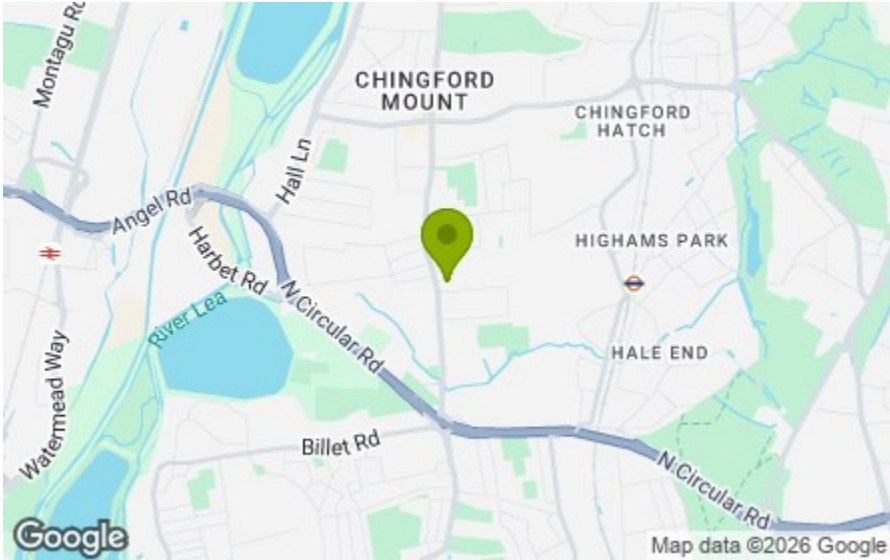


First Floor

Total Area: 45.3 m² ... 488 ft² (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(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	



## LOCKWOOD PLACE, LONDON

£1,500 Per Calendar Month

1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Available Now!
- Allocated Parking Space
- Open Plan Living
- Neutral Decor
- Private Balcony
- Close to Amenities
- Easy Access to Walthamstow and Highams Park

Benefiting from easy access to both Highams Park and Walthamstow, this bright and spacious one-bedroom apartment sits in a fantastic spot where you can enjoy peaceful nature and city buzz in equal measure.

Situated on the first floor of a purpose-built block, highlights on the outside include a private west-facing balcony, while inside you can enjoy smart decor and an open plan living area.

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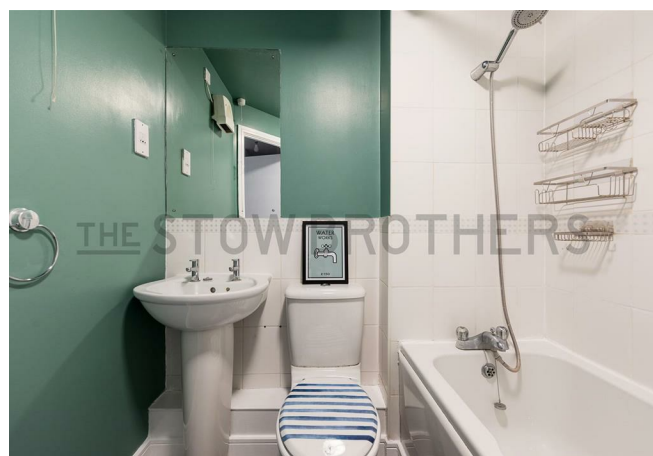
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#### IF YOU LIVED HERE...

You'll be keen to get out exploring your new neighbourhood, but let's settle in at home first. Set on the first floor of a purpose-built block, you have 488 square feet of internal space to spread out in. Thanks to the modern decor and generous windows, the living area feels bright and welcoming. There's plenty of room for working or socialising, while the kitchen area will be a pleasure to use, with modern appliances and plentiful units. The bathroom is smart and contemporary, with a shower over the bath and a fresh aqua palette. The hallway is spacious, with built-in storage.

It'll be a joy to sit out and take in the leafy view from the west-facing balcony, which is covered, meaning you can use it rain or shine.

As for the wider area, Highams Park is your nearest station, around a mile away. From here, you can travel to Liverpool Street

on the Weaver Overground in around 25 minutes. En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of supermarkets and other chains close by for everyday essentials.

You also have the option of hopping on the bus to Walthamstow Central. As well as excellent transport connections (including the Victoria line), you'll find many award-winning eateries, plus the newly opened Soho Theatre.

The neighbourhood is rich in green space, sitting on the cusp of the vast Epping Forest. Highams Park itself is particularly impressive, with its lake and landscaped gardens, while Memorial Park is even closer.



#### WHAT ELSE?

- Looking for a new local? Try The Dog & Duck, which has an atmospheric beer garden and a great line in sourdough pizzas, just 0.8 miles away.
- Head west towards Chingford for a range of outdoor pursuits around the River Lee reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company. Even closer to home, you'll find Bannatyne's gym.
- Drivers will be pleased to know they can reach the North Circular in just a few minutes, or the M25 in around 10 minutes.

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