

Gainsford Road

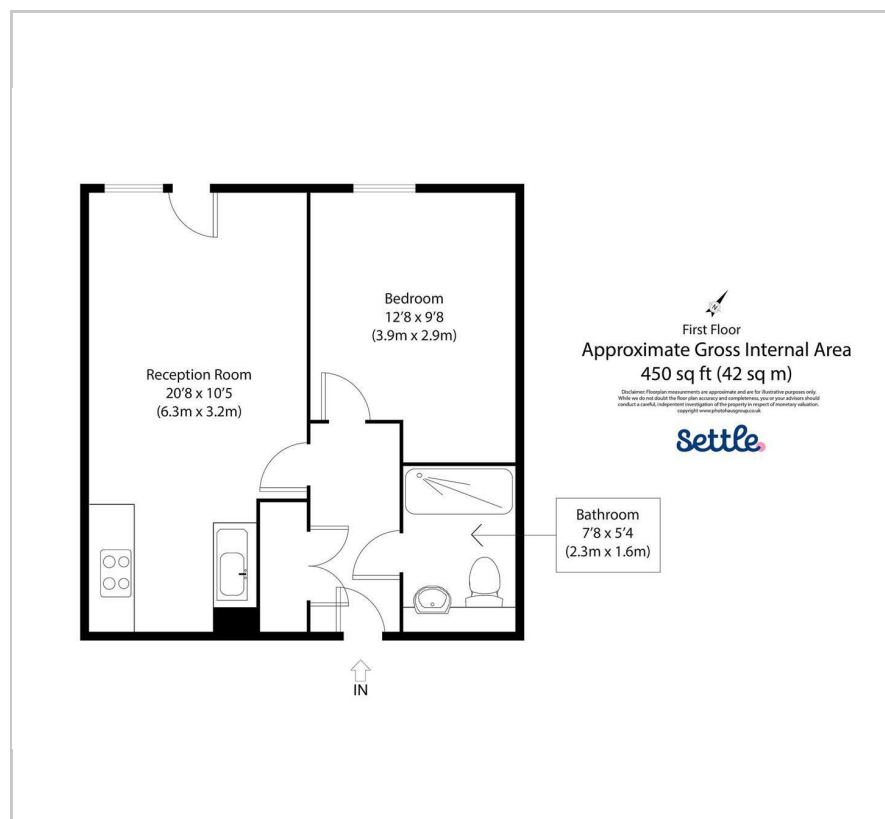
, London, E17 6ZL

Offers in excess of £285,000

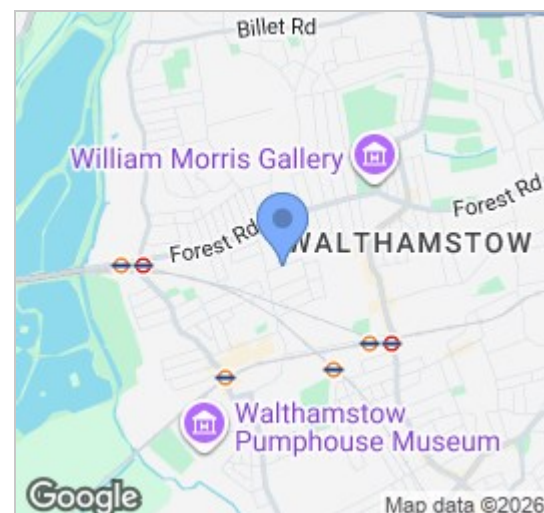




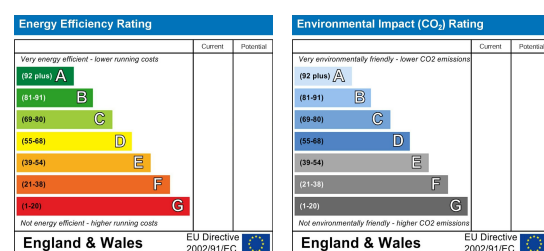
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- **En v i a b l e   C e n t r a l** ■ Open Plan Layout
- Walthamstow Location
- First Floor Flat
- Communal Gardens
- Chain Free Sale
- EPC Rating C
- 450 Sq Ft - 42 Sq M

A bright and welcoming one-bedroom flat situated on the first floor of a well-kept building within a secure, gated modern development.

Inside, the layout is smart and easy to live with. The open-plan living area is full of natural light thanks to large windows and a Juliet balcony, giving you a lovely leafy outlook and a refreshing breeze in warmer months. It's a great space to relax, entertain or work from home, with modern finishes that add a clean, cosy feel.

The kitchen is neatly integrated into the living area, making it a sociable spot to cook without losing any practicality. The bedroom is a great size with room for storage, and the bathroom is sleek and contemporary with stylish fittings throughout.

Outside, you'll find well-maintained communal gardens to enjoy, along with handy bike storage — perfect for commuters or weekend cyclists.



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