



## 6 Troubridge Square

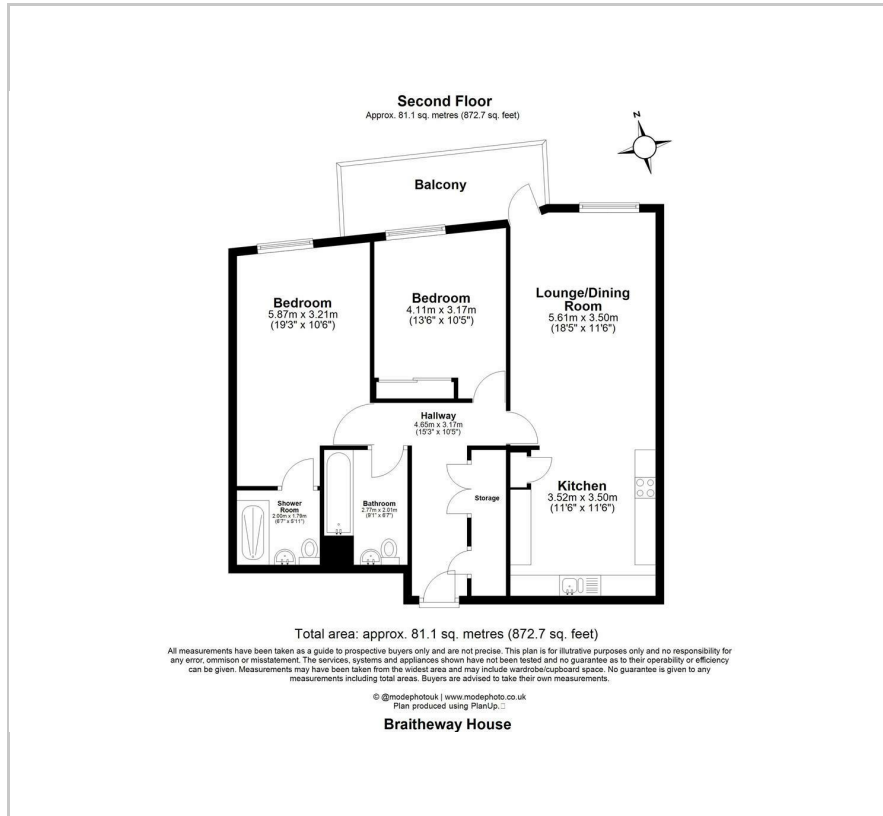
, London, E17 3GR

Offers in excess of £500,000



2 1 1 B

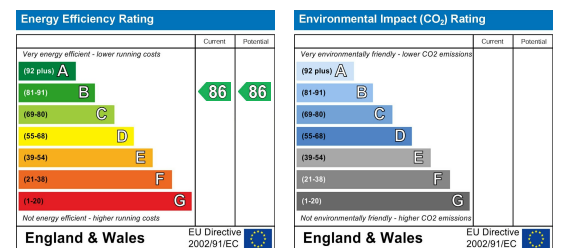
## Floor Plan



## Area Map



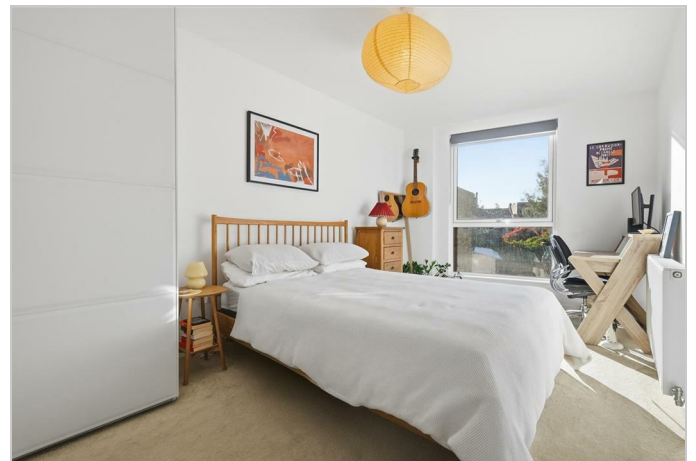
## Energy Efficiency Graph



## 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.

- 0.1m To Wood Street Station
- Communal Gardens
- EPC Rating B
- Popular Wood Street Location
- Bright, Open-Plan Living And Dining Area
- Private Balcony
- Built-In Storage Throughout
- 81.1 Sq M - 872.7 Sq Ft



Welcome to Braithwaite House, a beautifully presented first-floor apartment that combines modern design with comfort and functionality.

The home features a bright and spacious open-plan lounge and dining area, seamlessly connected to a contemporary fitted kitchen with sleek cabinetry and high-quality integrated appliances. Large windows fill the space with natural light and open onto a south-facing private balcony overlooking a quiet road, creating a perfect spot for morning coffee or evening relaxation.

Both bedrooms are well-proportioned, offering ample space for rest and storage. The primary bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the rest of the home. A large hallway with built-in storage adds to the apartment's convenience and thoughtful layout. The freeholder of this block is Waltham Forest Council, which means that service charges are kept to a minimum and, in fact, the current sellers have received substantial refunds on their service charges over the last couple of years.



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