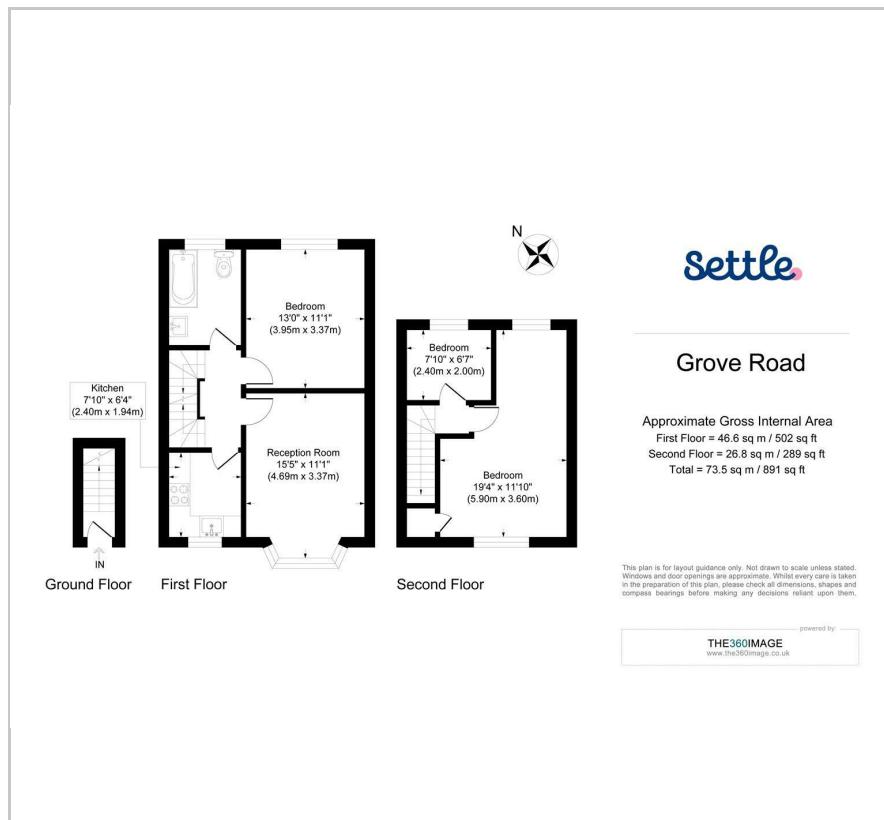


# Settle.



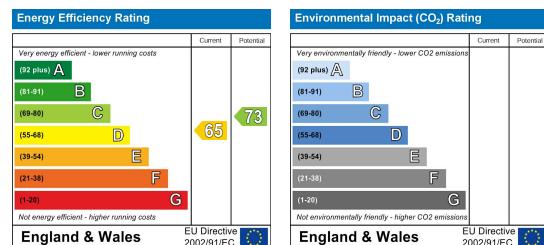
## Floor Plan



## 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.

- Walthamstow Village Borders
- Spacious Living Area
- Three Bedrooms
- Split Level Flat
- Well Presented
- First And Second Floor
- EPC Rating D
- 0.5m To Wood Street Station
- 0.6m To Walthamstow Central Station
- 891 Sq Ft (73.5 SQ M)



An exceptional three bedroom flat set over two levels, ideally situated on the borders of Walthamstow Village. As you step into this attractive 1930s, end of terrace home, you'll find yourself venturing up to the first floor, where a spacious and south facing bay-fronted lounge welcomes you with open arms. Adjacent to the lounge, a well-proportioned bedroom awaits your personal touch. This room can easily be transformed into a productive home office, or a guest room to accommodate visiting family members. Continuing through the first floor, you'll discover a practical kitchen to the front and a large family bathroom suite to the rear. The kitchen is perfectly functional with gas hobs and sufficient storage space. Ascending to the second level, you'll discover the converted loft space, which houses two additional bedrooms. The larger of the two would make an ideal main bedroom with plenty of space and storage options whilst the smaller would make a suitable home office or nursery.

Note: Due to Property Licensing restrictions with Waltham Forest Council we can only accept a maximum of two households for this property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.