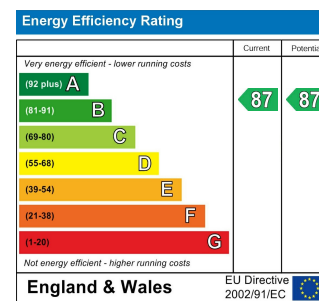




Total Area (Excluding Balcony & Terrace): 100.4 m² ... 1080 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SOUTH GROVE, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold 3 Bed Flat



Features:

- First Floor
- Over 1000 sqft
- Immaculately Presented
- Chain Free
- Next to St James Street Station
- 100 sqft Balcony in the Front and 400 sqft Private Terrace in the Back
- Direct Access to Resident Only Communal Garden
- Concierge Service
- Bicycle Storage
- Dual Aspect

A bright and smartly appointed three bedroom apartment, in a sought after development next to St James Street station and the creative hub of CRATE St James. You have a large covered balcony, and an additional private South West facing patio with access to a lovely communal garden. Your new development features secure bike storages, and cyclists can join a growing network of protected cycleways, starting on nearby Markhouse Road and taking you all the way to Hackney Marshes and on to Victoria Park and even Whitechapel.

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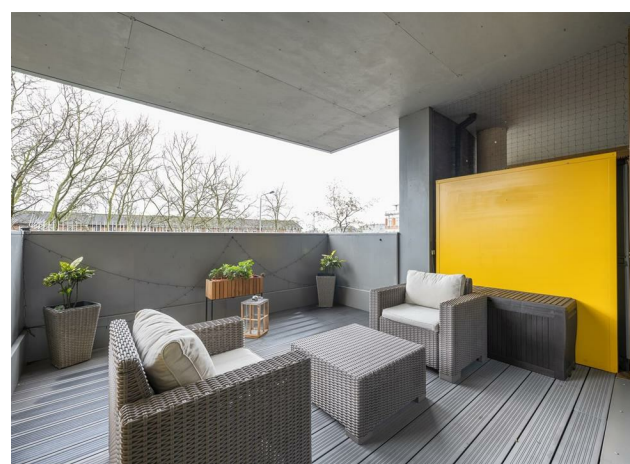
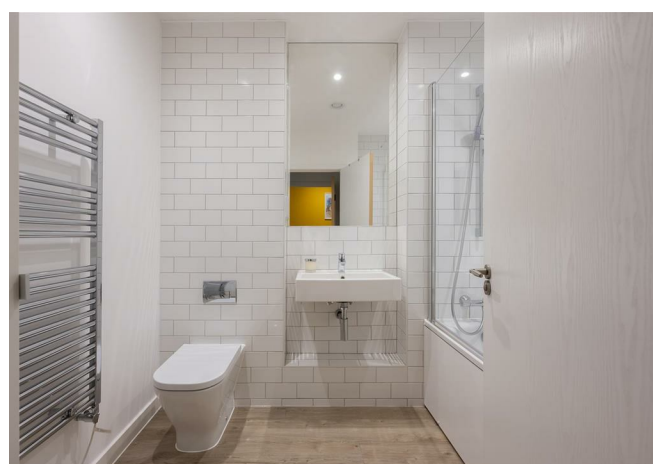
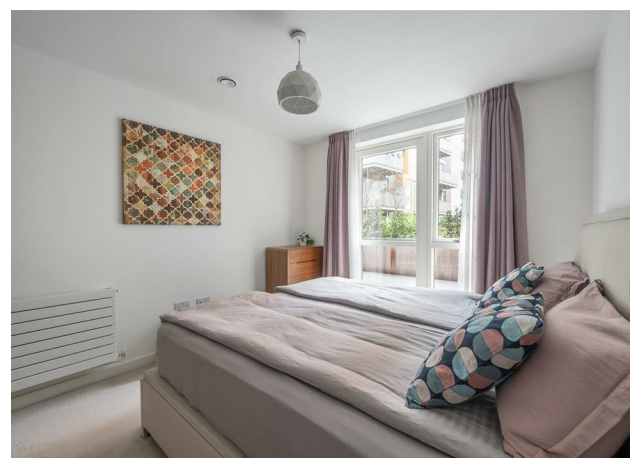
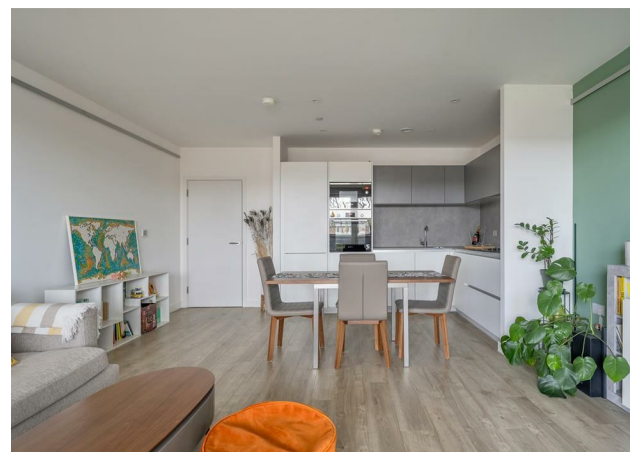
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IF YOU LIVED HERE...

Step inside and your 300 square foot kitchen/diner is at the end of your bright, welcoming entrance hall. In here floor level kitchen units are seamless white, set below smoky grey worktops with a matching splashback and second set of cabinets. A pastel green statement wall overlooks the lounge area, and floor to ceiling windows fill the space with light, leading out onto your private balcony, a lovely and generous sheltered outdoor space, perfect for evening relaxation. Both the living room and hallway benefit from hidden ambient lighting, creating a tranquil atmosphere throughout.

At the opposite side of the property, your principal bedroom's a handsome 180 square feet, with soft grey carpet, floor to ceiling wardrobes and a sleekly tiled en suite bathroom. Here's also where you step out onto your terrace, a splendid private outdoor space of 400 square feet looking over over the communal garden grounds. Elsewhere, both remaining bedrooms are similarly modern doubles with floor to ceiling windows giving on to your quiet terrace, sharing a pristine family bathroom, accessible through the hallway.

St James Street station is right on your doorstep, just 3 minutes away for direct twenty minute connections to Liverpool Street – an enviable door to door City commute. Just as close is CRATE St James, an entrepreneurial hub home to all manner of independent enterprises, from craft breweries to cafes to burger bars to barbers and yoga studios. Walthamstow Queens Road Overground and Walthamstow Central tube stations are both roughly 10 mins away, giving you access to further transport links to the city. Finally, the Walthamstow High Street is also at your doorstep, just moments away.

WHAT ELSE?

- Heading to the West End? Walthamstow Central is just one stop up from St James Street, or a half mile on foot, for the Victoria line and direct twenty minute runs to Oxford Circus.
- There is a walk-in closet and an extra storage space in the hallway. Always a lovely addition to any London apartment.
- It's a secure and family friendly building with a community vibe
- Cyclists and pedestrians can take advantage of the Walthamstow Wetlands in proximity, at 500 acres London's largest nature reserve. A true escape from the city.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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Kitchen/Lounge/Dinner

20'0" x 14'7"

Bedroom

18'4" x 10'0"

Bedroom

15'9" x 9'1"

Bedroom

15'9" x 8'11"

Bathroom

Ensuite

Storage

Storage

Terrace

13'1" x 32'9"

Balcony

9'10" x 9'10"



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