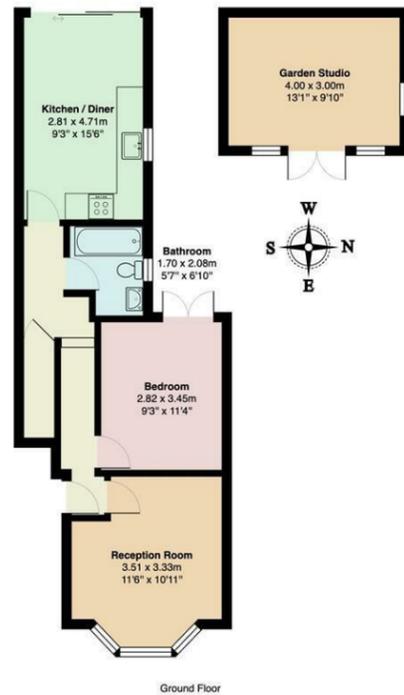


Garden - Approx. 8m



Total Area: 48.4 m² ... 521 ft² (excluding garden studio)
All measurements are approximate and for display purposes only

Reception Room
11'6" x 10'11"

Bedroom
9'3" x 11'3"

Bathroom
5'6" x 6'9"

Kitchen/Diner
9'2" x 15'5"

Garden
26'2"

Garden Studio
13'1" x 9'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	75
		EU Directive 2002/91/EC	



ROLAND ROAD, WALTHAMSTOW

Offers In Excess Of £415,000 Leasehold
1 Bed Apartment



Features:

- Ground Floor Flat
- One Bedroom
- Own Rear Garden
- Garden Studio
- No Chain
- Good Order

A smartly presented, ground floor, one bedroom apartment with its own private garden and garden studio. Everything's smartly finished throughout and you have nature, nightlife and comprehensive transport connections all on your doorstep.

The Forest Rise entrance to the open green expanse of Epping Forest is just a thirteen minute walk or four minute bike ride from your front door. Stroll or cycle further here for the likes of Hollow Ponds or Highams Park.

E11, E7, E12 & E15
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E4 & N17
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IF YOU LIVED HERE...

You'll cross your hallway and step into your impressive, 115 square foot reception room. Home to a huge, bistro shuttered bay window and a charming ceiling rose overhead. Next up is a substantial double bedroom that has private access to your garden from its bright, patio doors. Continue down the hall to your sleek bathroom, finished in tranquil pastel tones, with floor to ceiling tilework and a chrome finished rainfall shower over the double ended tub.

At the rear of the property you'll find your, 140 square foot, dual aspect kitchen and diner. Decked out with glossy, stone-grey cabinets, pristine white worktops and a handy ceiling mounted laundry rack. Blonde sturdy laminate underfoot leads you to huge sliding patio doors and out onto your own private garden. Here you'll find an equal mix of patio and lush green grass, with a pretty archway separating the two. At the end of your garden sits your 120 square foot garden studio, fully powered and ideal for use as a home working space or yoga studio.

Wander twelve minutes from your front door, and you'll be spoilt for choice evenings and lunchtimes, with The Village's great range pubs, restaurants and

nightspots, clustered around nearby Orford Road. Try some Spanish delicacies at Orford Road Tapas or sample some seasonal bistro delights from the restaurant or grocery store at Eat17. Afterwards, you can relax in the beer garden of The Village Pub, tasting their cask ales and craft beers, and taking part in one of their weekly quiz nights - a great way to meet the locals.

WHAT ELSE?

- You'll always be easily connected to the heart of London, with Wood Street Station, only a seven minute walk or a two minute cycle from your front door, for direct twenty minute runs to Liverpool Street. Or just a one hop stop takes you to Walthamstow Central for the Victoria line to Kings Cross and Oxford Circus.

- Just to the North of Wood Street Station you'll find the social hub of Wood Street itself, with independent vintage shops, welcoming pub The Duke, and the scrumptious artisanal Wood Street Bakery

- You have a secure bike shed in the front garden and just a six minute cycle will take you to Leyton Leisure Centre, with its many sports facilities including a huge split level gym, swimming pools, sauna and steam rooms.



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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