



- Bedroom
10'9" x 10'5"
- Reception
10'9" x 10'5"
- Kitchen
7'10" x 7'9"
- Bathroom
- Utility/Storage
- Bedroom
11'3" x 11'2"
- Storage
- Garden
approx. 23'3" x 17'10"

Total Area: 64.1 m² ... 690 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.



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		EU Directive 2002/91/EC	



HIBBERT ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Beautifully Presented
- Section of Rear Garden
- Walking Distance to St James Street
- Close Proximity To Walthamstow Marshes

A beautifully presented, two double bedroom, ground floor apartment with your own dedicated section of private garden. St. James Street station is within walking distance, for direct sixteen minute connections to London Liverpool Street.

The natural, green, open space of Walthamstow Marshes is just a fifteen minute stroll or a six minute cycle from your door. Alternatively, for more cultivated grassland and a nice little cafe, head South to Leyton Jubilee Park.

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IF YOU LIVED HERE

You'll enter through your dedicated front door, to find your first bright double bedroom on the left, with vintage pewter fireplace. Blonde hardwood underfoot continues down the hallway until you step into your warm, inviting, carpeted reception room - also home to an ornate, ebony mantel and hearth. Your kitchen features chunky wooden worktops, pendulum lighting, glossy pale grey cabinets and classic white splashbacks. Everything is bathed in natural light, from the patio door and window that open out onto your own section of garden.

Your bathroom is a tasteful mix of classic white tiling, smoky grey flooring and chrome fixtures and fittings. In here you have a handy, recessed, basin and vanity unit, stroll in rainfall shower, WC and separate tub, you can also access a useful utility and storage room. Finally at the rear of your home, you'll find another light, spacious double bedroom that overlooks the garden and features another beautiful vintage fireplace.

With Leyton Leisure Centre and its extensive sports and swimming facilities just one mile down the road you'll easily hit your fitness goals. After working up a sweat, why not treat yourself to a hearty pub meal at your friendly new local, The Hare and Hounds? Or, if you fancy a really unique dining experience, wander up to the Supperclub.Tube under Walthamstow Pump House Museum, and sample Latin American fusion delicacies in the quirky yet comfortable environs of a decommissioned tube carriage.

WHAT ELSE?

- Spot talented local artists and musicians at Patchworks, a buzzing creative community centre with a regular open mic night and a great cafe bar, only six minutes walk from your new home.
- Just a mile away, the social hub of Francis Road is a great place to browse through vinyl at Dreamhouse Records, attend a relaxed wine tasting at Yardarm Wines, or grab a freshly made coffee at Albert & Francis.
- For your fresh eggs and bread, head up to Mentmore Studios, the latest artisan coffee house and delicatessen from the Pavilion Bakery team.



A WORD FROM THE EXPERT...

"I've loved my time in Hibbert Road. It was important to me to have a home full of character and to have my own front door and garden after years renting. There's a great sense of community in the local area and I've got to know my neighbours for the first time in London. During the week, there are lots of transport options for commuting but on the weekend I can still easily walk to get coffee... go to an exercise class at Blok Space...or meet friends at Walthamstow Marshes. I'd also recommend Walthamstow Trades Hall for Friday night karaoke!"

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