

First Floor
Total Area: 37.8 m² ... 407 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/Reception Room
17'8" x 9'9"

Bedroom
13'9" x 10'2"

Bathroom
6'7" x 6'3"

Balcony
8'10" x 3'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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	

TOWER MEWS, WALTHAMSTOW

Offers In Excess Of £300,000 Leasehold 1 Bed Flat



Features:

- One Bedroom
- Modern Build Apartment
- Immaculately Presented
- Balcony
- Open Plan Kitchen Reception
- Next to Walthamstow Central Station

A elegant and immaculate one bedroom balcony apartment on the first floor of a sought after designer development, right in the very heart of Walthamstow. Walthamstow Central is literally on your doorstep, and the Village just moments away.

Among a wealth of local highlights and within easy reach, is our beloved green gem of Lloyd Park, just a half mile on foot for open green spaces, landscaped gardens, cafes, courts and thriving Saturday farmers' market.

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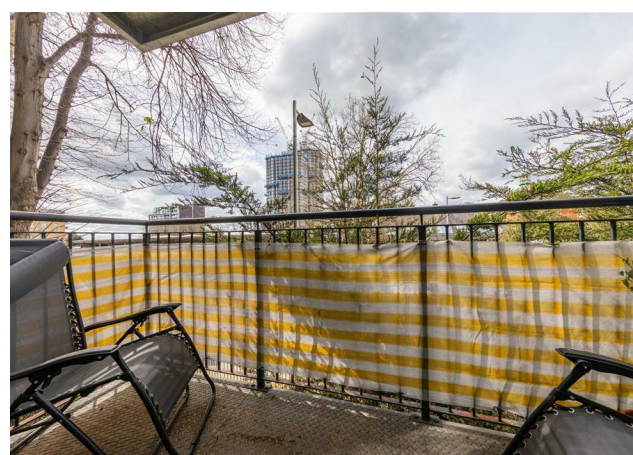
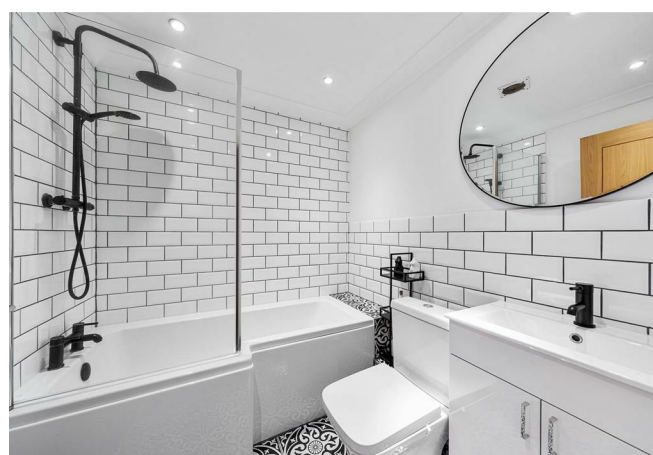
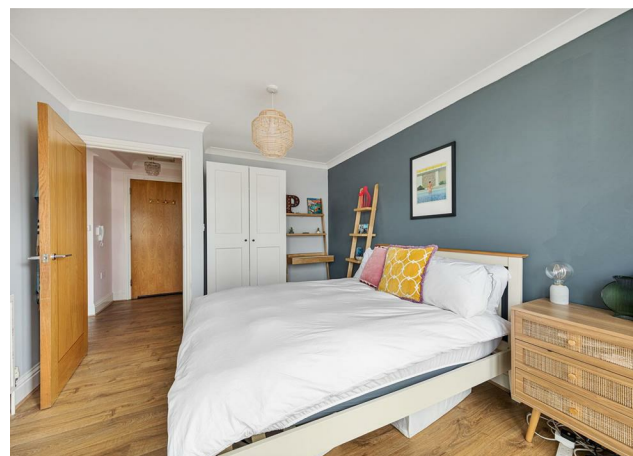
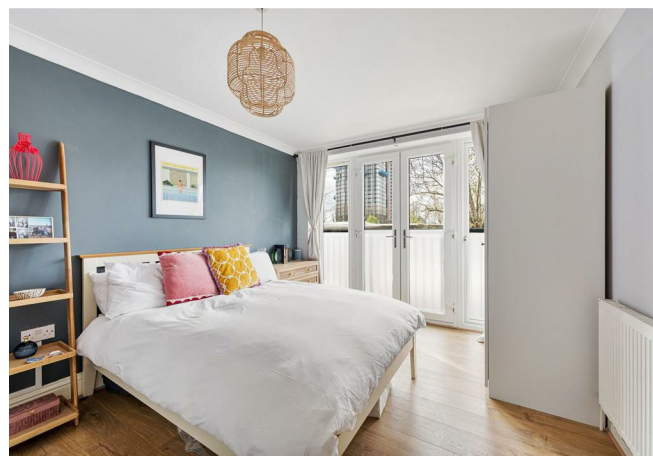
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

You'll be enjoying E17 apartment living at its most central and sumptuous. Step inside and there's plentiful fitted storage in your hallway - always a welcome addition. Ahead of you as you enter, is your 180 square foot reception/kitchen, finished in a sage green colour palette with statement wallpaper and blonde engineered hardwood underfoot. French doors open out to your balcony, a leafy outdoor solace.

Your kitchen sits at the opposite end, decked out in a mix of smoky grey and cream cabinetry with brass trim and metro tile splashbacks and timber worktops in between. Next door your bedroom's also naturally bright, with floor to ceiling patio doors leading out to a Juliet balcony and a stone statement wall above the bed. Finally your bathroom's a boutique affair with metro tiling and jet black fittings, including a rainfall shower over the L-shaped tub

Outside and, as noted, Walthamstow Central station is just a handful of footsteps away, you can be on the platform barely three minutes after stepping out your front door. And with direct twenty minute connections to both Liverpool Street and Oxford Circus, you have both the City and West End, well under a half hour away door to door. You also have some superb eateries on your doorstep. Check out Sodo Pizza on nearby Hatherley Mews for fantastic brunches.

WHAT ELSE?

- Walthamstow Village is just a half mile on foot, for a huge choice of independent wining and dining establishments, try the delicious small plates at Orford Road Tapas.
- You have another transport option, with Walthamstow Queens Road less than a half mile away, for the Gospel Oak to Barking Riverside line.
- For regular live entertainment, check out Ye Olde Rose & Crown Theatre Pub, where you can sometimes catch surprisingly big names trying out new material.



A WORD FROM THE OWNER...

"I have loved living in this flat over the past few years! The location is so convenient with the Victoria Line and Overground on your doorstep and Walthamstow Village a few minutes away! You are centrally located to everything Walthamstow has to offer and i will miss my 15 minute commute to work. I love the local independent businesses in Walthamstow, from East of Eden yoga studio for work out sessions to Perky Blenders for my morning coffee, and if you want to escape for the weekend the Wetlands and Epping Forest are so close by! The flat itself is sunny and bright with an extra large bedroom to accommodate all my storage needs and working from home, and the other flat owners in the building are friendly and welcoming!"

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