

Bedroom
16'5" x 9'4"

Reception Room
19'10" x 11'10"

Balcony
20'0" x 6'0"

Bathroom
7'2" x 6'6"

Fourth Floor

Total Area: 57.2 m² ... 616 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	



FOREST ROAD, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Moments away from Blackhorse Road Station
- Elevator Access
- Private Balcony
- Overlooking Walthamstow Wetlands

Standing proudly moments from Blackhorse Road Station is this modern and stylish block, part of the Blackhorse View Development. Offering the very best of contemporary living, this one bedroom apartment is finished to an impeccable standard. Your position here makes commuting a breeze; you can be in Central London or the City in less than 30 mins. With an open plan living area and private balcony overlooking the popular Walthamstow Wetlands, this sleek apartment has a lot to offer.

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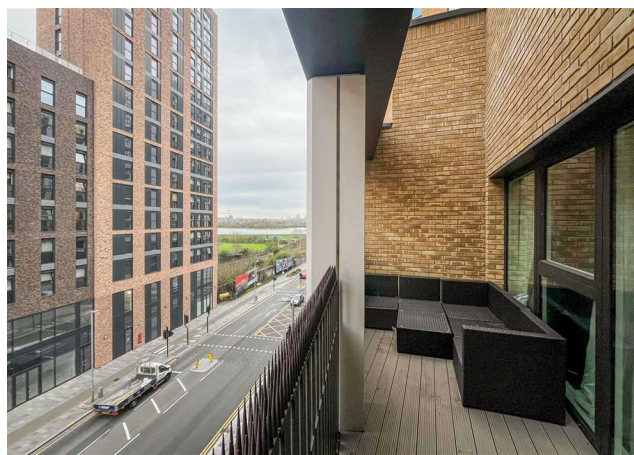
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IF YOU LIVED HERE...

This smart one bedroom apartment has many desirable features, not least the state of the art fixtures and fittings. All rooms branch off from a tall, bright hallway that is wide enough for storage solutions or decor, which helps to enhance the sense of space inside.

Your large open-plan reception room features a gorgeous, fully integrated kitchen; the sleek white units unfold over the length of one wall, overlooking the main living space perfectly. This area is large enough for a range of both dining furniture and sofas and leads to your private balcony, a wonderful extension to the living area and the perfect spot to settle on a summer evening.

The bedroom is a roomy double, with snugly carpets, a custom built floor to ceiling 4-door wardrobe as well as a floor to ceiling window ensuring the room is light and bright. The bathroom is exceptionally large, with a tub and waterfall shower overhead. Smart grey tiling adorns the walls and floor, and you have some

handy built-in storage in here as well.

WHAT ELSE?

- You have secure, private bike storage available here, as well as a secure door entry system and lift access to all floors. Communal areas are well maintained and there is a real sense of pride and community from fellow residents.

- You are a short stroll from the network of local taprooms and breweries dubbed 'The Blackhorse Beer Mile'. With multiple Taprooms, there is also a vibrant programme of comedy and live music around here as well as food choices to suit all tastes.

- This is the perfect spot to hop on your bike and explore! With easy access to Hackney, follow the river to Victoria Park heading south, or head East to Epping Forest - the possibilities are endless!



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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