



Ground Floor

Total Area: 30.7 m² ... 330 ft²

All measurements are approximate and for display purposes only

Reception Room
9'6" x 14'0"

Kitchen
4'7" x 7'10"

Bedroom
6'11" x 9'2"

Shower Room
8'2" x 4'5"



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		74	81
		EU Directive 2002/91/EC	



GREENACRE GARDENS, WALTHAMSTOW Offers In Excess Of £280,000 Share of Freehold 1 Bed Flat



Features:

- One Bedroom
- Purpose Built Apartment
- Excellent Condition
- Communal Gardens
- Separate Kitchen
- Close to Wood Street Station

A gorgeous one bedroom ground floor apartment in a modern purpose built development, with communal gardens, just moments from Wood Street station. As little as half an hour from the City, door to door, this is a perfect first London home.

Your new home sits within an attractive brick building, tucked away on a quiet turning a few steps from bustling Wood Street. You'll find everything you need close at hand, and with the famous indoor market nearby you'll never be stuck for a unique gift.

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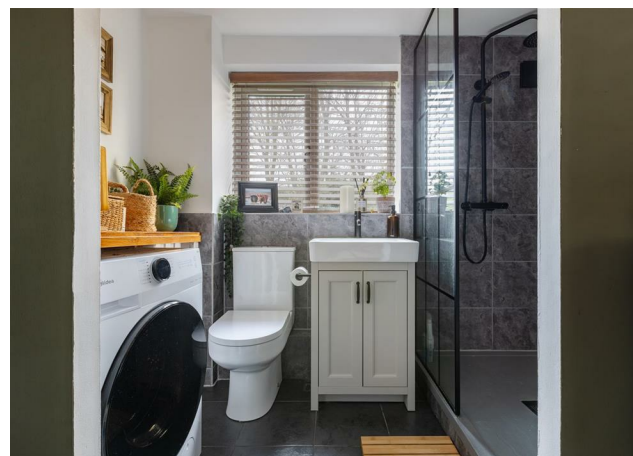
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IF YOU LIVED HERE...

Straight ahead as you walk into your hallway, past a handy built in storage cupboard, is your kitchen. Setting the tone early on, it's a stylish and thoughtfully finished spot, making the very most of the space. An electric hob sits in a hardwood worktop, and the splashbacks are in glossy moss green. Then you'll step into your reception room, a bright space of 135 square foot.

In here you have a large window framing views of mature trees and greenery, surrounded in turn by a feature wall in terracotta red. Soft grey carpet lies underfoot. Pass through the archway at the other side of the room to find your sixty five square foot bedroom. Your shower room is en suite, with Crittal style shower screen and black rainfall shower, vanity sink, and plenty of natural light.

It's just four minutes on foot to Wood Street station. From here regular overground trains will whisk you over the marshes to Liverpool Street in just twenty minutes. You're less than half a

mile from Walthamstow Village, the picture perfect old town replete with fantastic independent spots to eat, drink and shop. And within ten minutes you can be strolling through Epping Forest past the picturesque St-Peter-in-the-Forest church.

WHAT ELSE?

- Six minutes takes you to the glowing oasis and Insta-mecca of God's Own Junkyard, where you can take in the incredible collection of neon art before settling in at The Rolling Scones cafe.
- You're just around the corner from exciting Balkan restaurant The Lacy Nook, serving mouthwatering street food to rave reviews, don't miss their bacon Bloody Mary at brunch.
- Heading to the West End? Just ride one stop from Wood Street for Walthamstow Central and a quick hop to the Victoria line.



A WORD FROM THE OWNER...

"My time in Greenacre Gardens has been a very happy one. I've lived in various other parts of London but haven't stayed anywhere as peaceful and quiet as here, or with as much of a community feel. Wood Street is a vibrant and special street packed with beautiful bakeries and coffee shops and the flat's position is a stones throw from the breweries by God's Own Junk Yard, and Walthamstow Village. It's a dream for commuting too, with the Victoria Line nearby and the Overground to Liverpool St just a three-minute walk from the front door. I enjoy walking and cycling and feeling a little more connected to nature so being close to the Wetlands, Wanstead and Leyton Flats and Epping Forest was a huge draw to living in E17. The flat has always felt like a haven to return to after a busy day work in the hustle and bustle of the city and it's with a heavy heart that I leave the area to return to Scotland. I hope the new owners will enjoy this special place as much as I have."

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