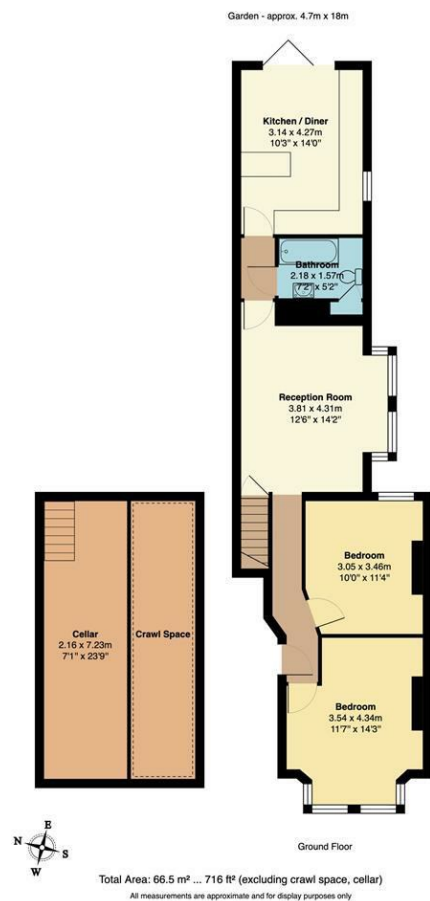




Bedroom
11'7" x 14'2"

Bedroom
10'0" x 11'4"

Reception Room
12'5" x 14'1"

Bathroom
7'1" x 5'1"

Kitchen/Diner
10'3" x 14'0"

Cellar
7'1" x 23'8"

Garden
15'5" x 59'0"



CLEVELAND PARK AVENUE, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Ground Floor Victorian Conversion
- Two Bedrooms
- Private Rear Garden
- Central Walthamstow Location
- Beautifully Presented
- Lease Over 150 years
- Stunning Kitchen/Diner
- Cellar

A beautifully presented two bedroom ground floor Victorian conversion in central Walthamstow, with a private rear garden, cellar and a lease of over 150 years. You're well placed for the neighbourhood's independent food, drink and culture, with Walthamstow Central, Hoe Street and the Village all within easy reach.



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	

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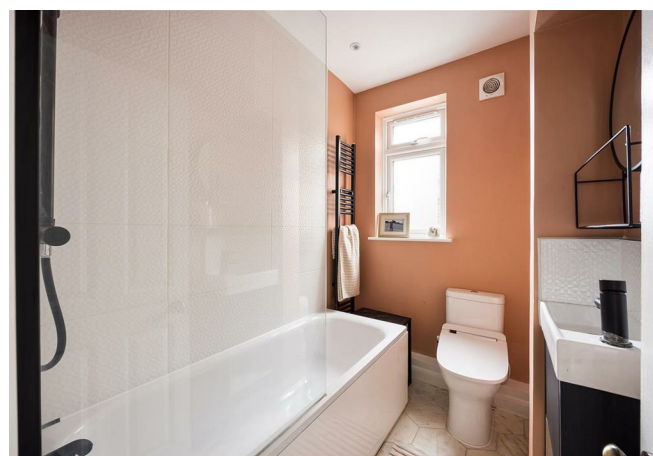
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IF YOU LIVED HERE...

The reception room sits towards the front of the home, with the two bedrooms arranged beyond it on the same floor. The larger bedroom occupies the bay-fronted room, while the second bedroom sits alongside. The layout feels practical and easy to live with, while the presentation throughout gives the home a warm, well cared for feel.

Continue along the hallway and you'll find the bathroom, with a bath and shower above, followed by the kitchen/diner at the rear. This is a particularly inviting part of the home, with plenty of space for cooking and dining together. Double doors open directly onto the private garden, bringing the outside into everyday life and making this a lovely setting for warmer days.

The rear garden extends to approximately 18 metres according to the floorplan, giving you a generous amount of private outdoor space. There's also a substantial cellar below the property, alongside a crawl space, providing useful additional storage away

from the main living areas.

WHAT ELSE?

- Walthamstow Central is within easy reach for Victoria line and London Overground services, with the shops and everyday amenities around Hoe Street close by.

- Head towards Walthamstow Village and Orford Road for a great mix of independent cafés, restaurants and pubs, including The Queen's Arms and The Nag's Head.

- For culture and green space, Soho Theatre Walthamstow and Lloyd Park are both nearby, while Walthamstow Central is also home to 17&Central and Forest Cinema.



A WORD FROM THE OWNER....

"We love the location the most. It's so close to the station and the shops, but also such a quiet road. Weekends usually start with a walk up to Lloyd Park, a loop round the gardens, coffee at the Saturday market. Orford Road and the Village are close too. When you want proper green space, the Wetlands and Epping Forest are both a short hop."

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