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Marlowe Road
Walthamstow E17 3GT

Leasehold Penthouse Apartment

Asking Price £575,000









This beautifully presented three-bedroom penthouse combines generous living space, stylish interiors and two private balconies, offering plenty of room to enjoy life indoors and out. Set on the sixth floor and extending to approximately 1,008 sq. ft., it features an impressive open-plan living area, two bathrooms and resident parking, all within a well-managed development with a strong family community. At the heart of the apartment is the open-plan kitchen, living and dining room, stretching to almost 28ft. Large windows and glazed balcony doors fill the space with natural light, while wood-effect flooring adds warmth. With ample room for comfortable seating and a dining table, it's an inviting setting for quiet evenings, family meals and entertaining friends. The modern fitted kitchen pairs sleek handleless cabinetry with generous worktop space and built-in cooking appliances, with plenty of storage for everyday essentials. Both balconies are private and neither is overlooked, creating two inviting outdoor retreats. Opening directly from the living area, the larger balcony enjoys sunshine throughout the day, with room for lounge seating, planting and alfresco dining. The second runs alongside the two larger bedrooms, with access from both and a useful storage shed at one end, providing another lovely spot for a morning coffee or evening drink. The principal bedroom is a comfortable double with mirrored fitted wardrobes, direct balcony access and a contemporary en-suite shower room. The second bedroom is similarly generous and also opens onto the balcony, while the third offers flexibility as a child's bedroom, guest room or home office. A stylish main bathroom includes a bath with an overhead shower, and built-in hallway storage adds everyday practicality. Residents also share a private communal garden, offering space to exercise dogs, enjoy picnics, celebrate with neighbours or simply relax in the sunshine. The welcoming family community adds to the appeal, while management takes care of communal cleaning, bins and buildings insurance, helping keep the development well maintained.

Moreno House is well placed to enjoy Wood Street's welcoming neighbourhood feel, with independent shops, cafés and convenient transport links close by. Wood Street station is just a short walk away, offering direct London Overground services on the Weaver line to Liverpool Street. Walthamstow Central is one stop away for connections to the Victoria line, making journeys into the City and West End straightforward. There's plenty to enjoy on your doorstep, from coffee and brunch at Dudley's to a relaxed Sunday lunch at The Duke. Wood Street Indoor Market adds character to the neighbourhood, with independent traders selling vintage finds, antiques and other treasures, while the nearby Wood Street Library brings further everyday convenience. Walthamstow Village is also within walking distance, offering a lovely change of pace with its historic streets, independent shops and inviting places to eat and drink. For families, nearby primary schools include Woodside Primary Academy, with sites on Wood Street and Barrett Road, and St Mary's Church of England Primary School. For time outdoors, nearby Hollow Ponds and the surrounding stretches of Epping Forest offer scenic walks, picnic spots and space to unwind. With lively local amenities close to home and greener surroundings within easy reach, this is a location that makes both busy weekdays and relaxed weekends easy to enjoy.

Ratings

Energy Efficiency Rating	**85**
Council Tax Band	**C**

0.2 Miles

2

Balcony, Communal Gardens

3

Resident Parking

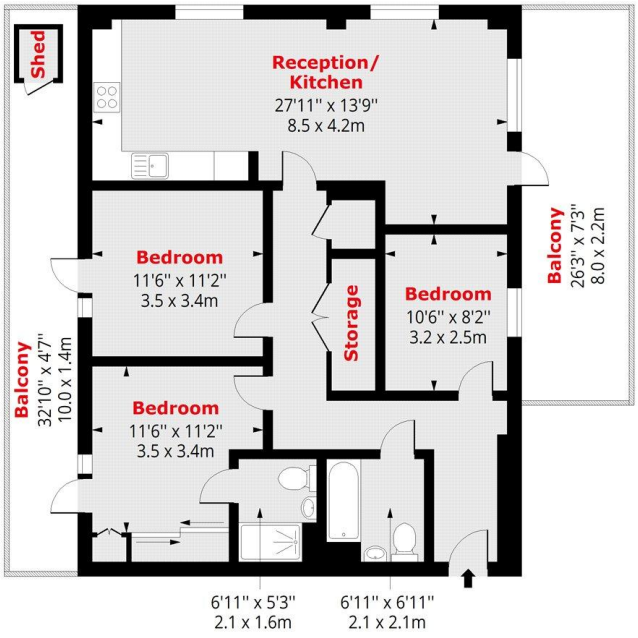
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Floor Plans

central

Moreno House E17

Approx. Gross Internal Area 1008 Sq Ft - 93.64 Sq M
Approx. Gross Balcony/ Shed Area 363 Sq Ft - 33.72 Sq M



Sixth Floor

Floor Area 1008 Sq Ft - 93.64 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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