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Clarkson Crescent
Walthamstow E17 3GY

Upper Floor Leasehold Flat

Asking Price £500,000









Set on the second floor of a modern development in an excellent Wood Street location, this bright and beautifully presented two double bedroom apartment offers approximately 781 sq. ft. of thoughtfully arranged living space. With a private south-facing balcony, an en-suite to the principal bedroom and the convenience of lift access and bike storage, it's a welcoming home with plenty to offer. At the heart of the apartment is the generous open-plan kitchen, dining and reception room, stretching almost 24 feet and providing comfortable space for relaxing and entertaining. Large windows and glazed double doors draw natural light into the living area, while the layout allows a dining table to sit neatly between the kitchen and lounge. The modern fitted kitchen combines streamlined cabinetry with generous storage, contrasting worktops, under-cabinet lighting and built-in cooking appliances. Opening directly from the reception room, the private south-facing balcony is a lovely extension of the living space. With room for a table and chairs alongside your favourite plants, it's an inviting spot for a leisurely breakfast or unwinding in the sunshine. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a fitted wardrobe with mirrored sliding doors and its own contemporary en-suite shower room. Here, a glass shower enclosure, wall-mounted basin and mirrored cabinetry create a practical, neatly finished space. Currently arranged as a home office and music room, the second bedroom demonstrates the flexibility available for guests, working from home or a growing household. The main bathroom sits off the hallway and features a bath with an overhead shower and glass screen, complemented by a wall-mounted basin and attractive tiling. A generous hallway storage cupboard helps keep everyday essentials tucked away, while lift access and convenient bike storage add further ease to daily life.

Clarkson Crescent enjoys a superb position in the heart of the vibrant Wood Street neighbourhood, combining a welcoming community feel with excellent connections. Wood Street Station is just a short walk away, providing direct London Overground services to Liverpool Street on the Weaver line. Walthamstow Central is also within easy reach for the Victoria Line, making journeys into central London straightforward. There's plenty to enjoy close to home, with independent cafés, shops and pubs bringing character to the surrounding streets. Local favourites include Dudley's and The Duke, while Wood Street Indoor Market offers an eclectic mix of independent traders and vintage finds. Walthamstow Village is also within easy reach, where partly pedestrianised Orford Road is lined with inviting bakeries, restaurants and boutique shops. The Nag's Head and the creative spaces and brewery taprooms around Ravenswood add further choice for relaxed evenings and weekends. For fresh air, Bisterne Avenue Park provides a handy local green space, while Hollow Ponds offers scenic walks and space to unwind, with the wider trails of Epping Forest stretching beyond. Lloyd Park is another lovely option for a weekend outing, with open lawns, a children's play area and a café, alongside the William Morris Gallery.

Energy Efficiency Rating	**87**
Council Tax Band	**C**

0.2 Miles

2

Balcony, Communal Gardens

2

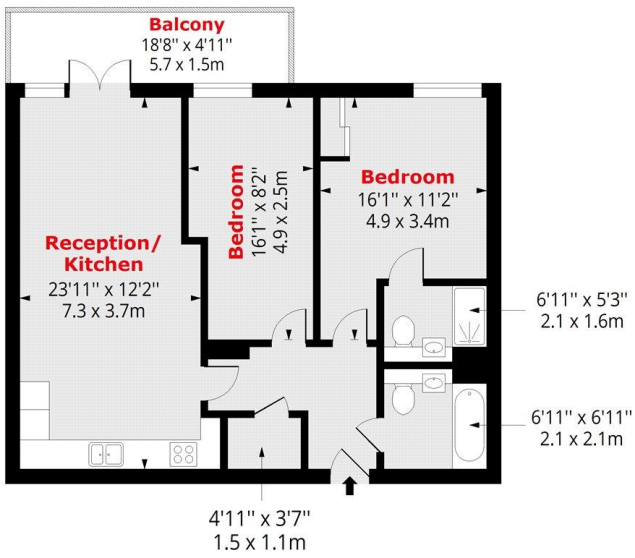
None Available

1

Floor Plans

Clarkson Crescent E17

Approx. Gross Internal Area 781 Sq Ft - 72.55 Sq M
Approx. Gross Balcony Area 89 Sq Ft - 8.27 Sq M



Second Floor
Floor Area 781 Sq Ft - 72.55 Sq M

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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