

Flat 8, Olive Tree Court, 1 Cranbrook Mews, London

London

Fixed Price £365,000



Flat 8, Olive Tree Court

1 Cranbrook Mews, London

Launch Date - Saturday 14th November. An exceptional opportunity to acquire this beautifully presented first-floor, one-bedroom newly built apartment, finished to an impeccable standard and enviably positioned in one of Walthamstow's most sought-after locations.

- New Build First Floor One Bedroom Purpose Built Apartment
- Master Bedroom With Balcony
- Open Plan Kitchen/Living Area
- Triple Glazed Windows Throughout
- 0.4 Miles Walk To Walthamstow Central Station
- Brand New 999 Years Remaining Lease
- Underfloor Heating Throughout



Thoughtfully designed with contemporary living in mind, this impressive home seamlessly combines style, comfort and practicality. High-quality specifications include underfloor heating throughout, triple-glazed windows offering excellent thermal efficiency and sound insulation, and a carefully curated selection of premium fixtures and fittings, creating a stylish and energy-efficient living environment.

The accommodation comprises a spacious open-plan living, dining and kitchen area, providing the perfect setting for both everyday living and entertaining. There is a generously proportioned bedroom benefiting from its own private balcony, alongside a beautifully appointed contemporary bathroom, all finished to an exceptional standard.

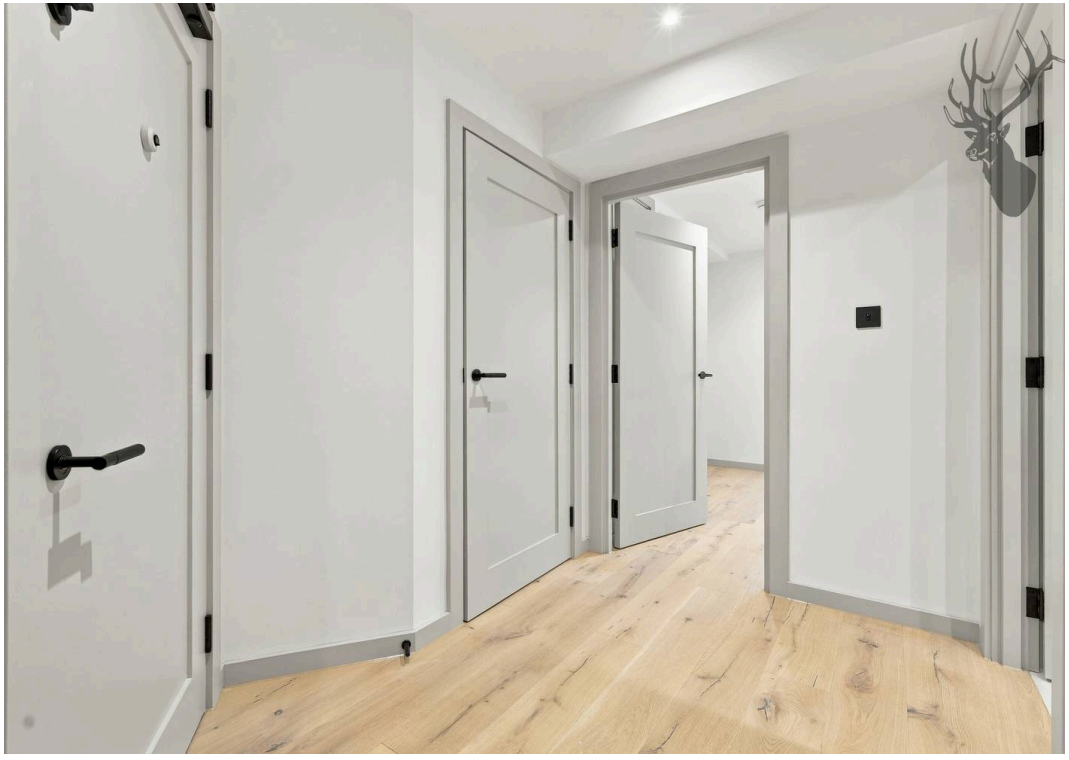
Further benefits include an outstanding 999-year lease, providing excellent long-term security and peace of mind for prospective purchasers.

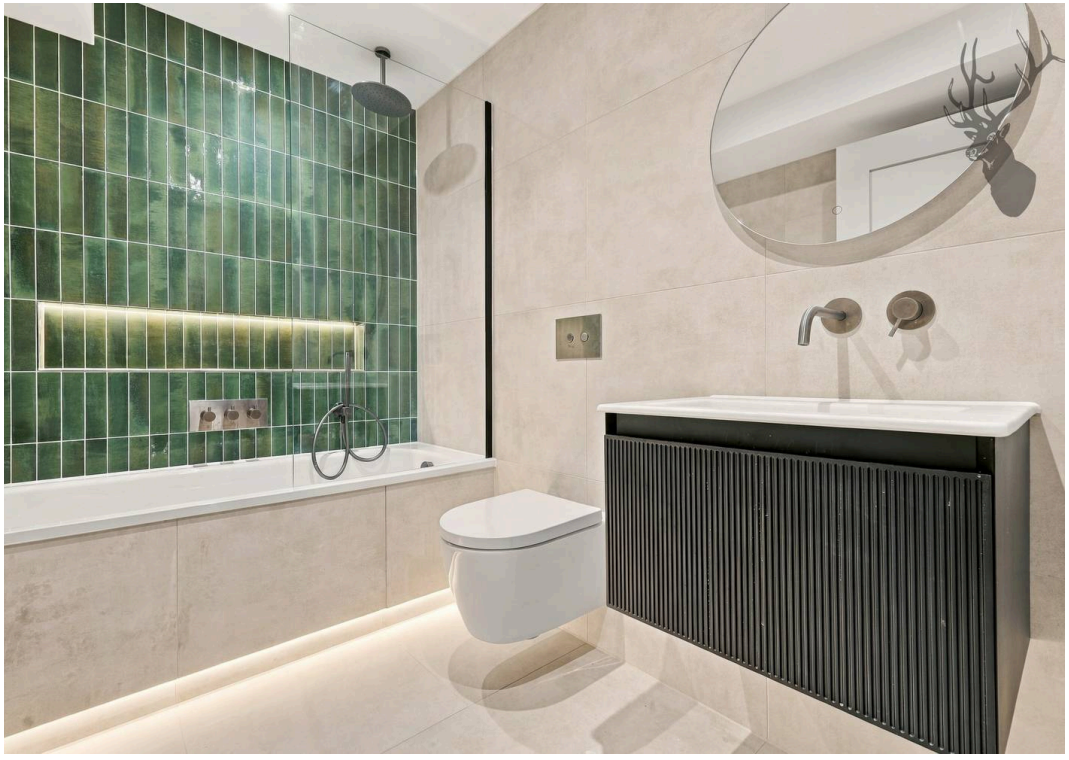
The location is equally appealing, with Walthamstow High Street, Walthamstow Central Station and the ever-popular Walthamstow Village all within comfortable walking distance. Excellent transport links provide convenient access to Central London, while the surrounding area offers an enviable selection of independent cafés, restaurants, boutique shops and everyday amenities.

Combining exceptional presentation, contemporary design, premium specifications and a highly desirable location, this outstanding first-floor apartment represents an excellent opportunity for first-time buyers, professionals seeking a stylish London home, or investors looking for an attractive rental proposition.

Council Tax band: TBD











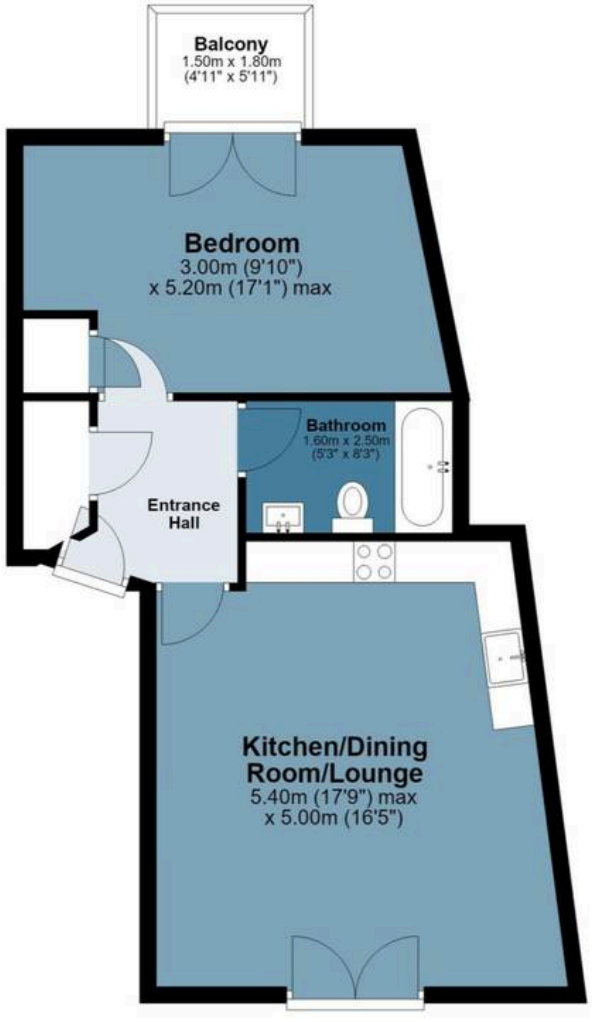


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Approx. Gross Internal Area 49.6 sq. metres (533.5 sq. feet)

First Floor



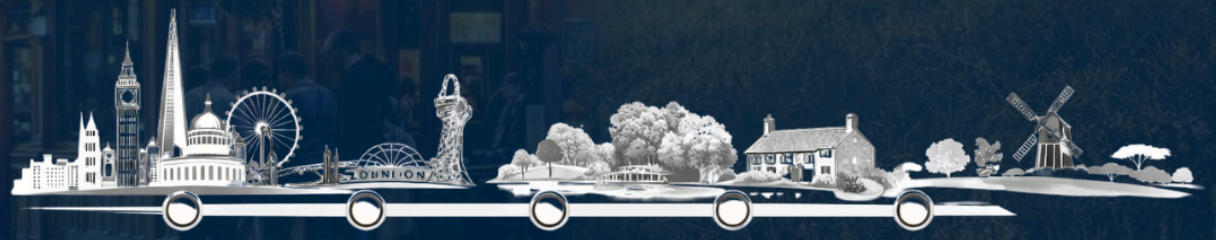
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.