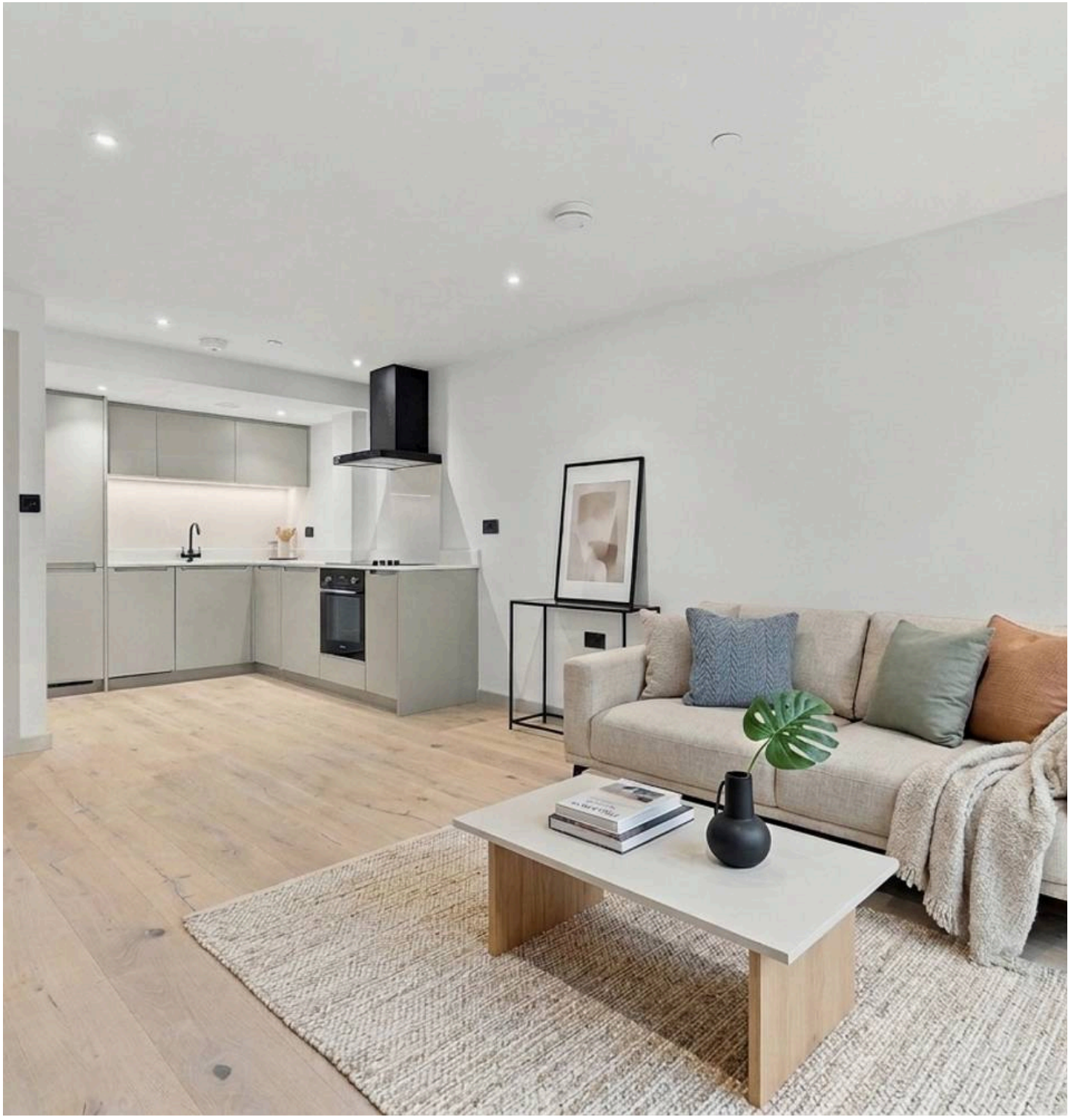


# Flat 6, Olive Tree Court, 1 Cranbrook Mews, London

London

Fixed Price £425,000



# Flat 6, Olive Tree Court

## 1 Cranbrook Mews, London

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

- New Build First Floor Two Bedroom/Two Bathroom Purpose Built Apartment
- Stylish Open Plan Kitchen/Living Area
- 10 Year AHCI Warranty
- Triple Glazed Windows Throughout
- Private Balcony
- Brand New 999 Years Remaining Lease
- 0.4 Miles To Walthamstow Central Station
- 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 are also two well-proportioned bedrooms with en-suite to master alongside a separate beautifully appointed contemporary bathroom, all finished to an exceptional standard.

A particular highlight of this attractive home is the private balcony, accessed directly from the master bedroom, providing valuable outdoor space and an ideal spot to enjoy some fresh air. A highly desirable feature of apartment living, offering an ideal space for outdoor dining, entertaining or simply relaxing in privacy, it adds an extra dimension to this already appealing property.

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

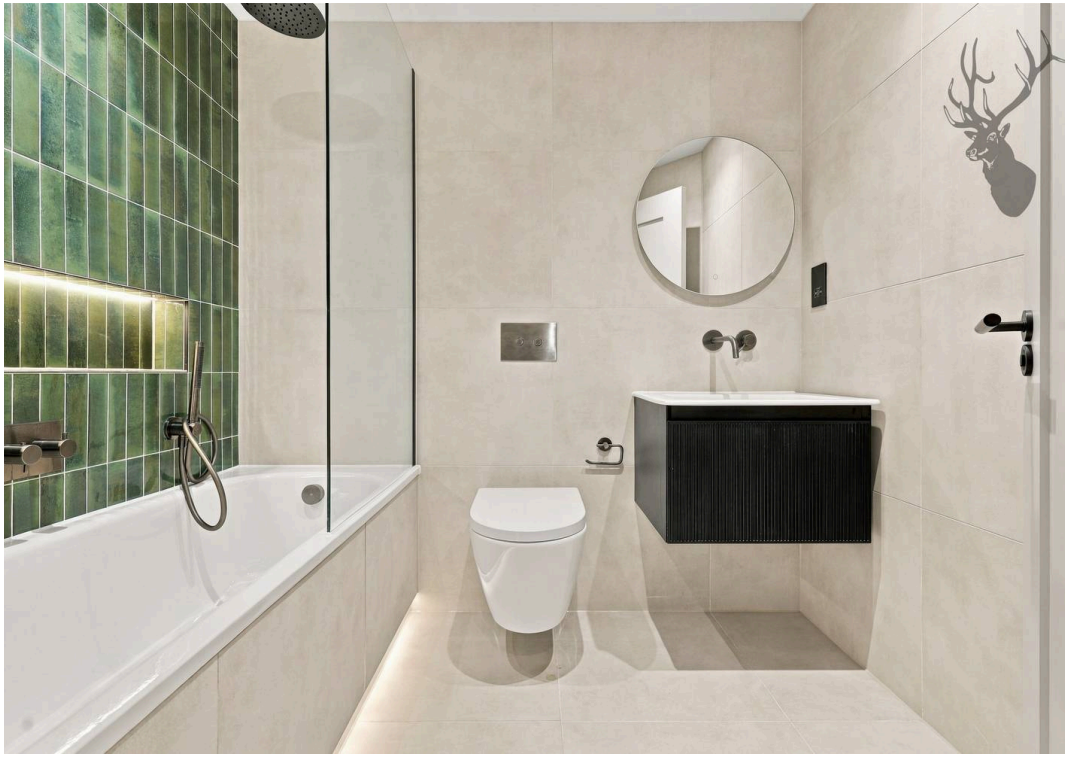
The location is equally appealing, with Walthamstow High Street, Walthamstow Central Station and the ever-popular Walthamstow Village all within comfortable walking distance. Excellent transport links provide convenient access to Central London, while the surrounding area offers an enviable selection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

Combining exceptional presentation, contemporary









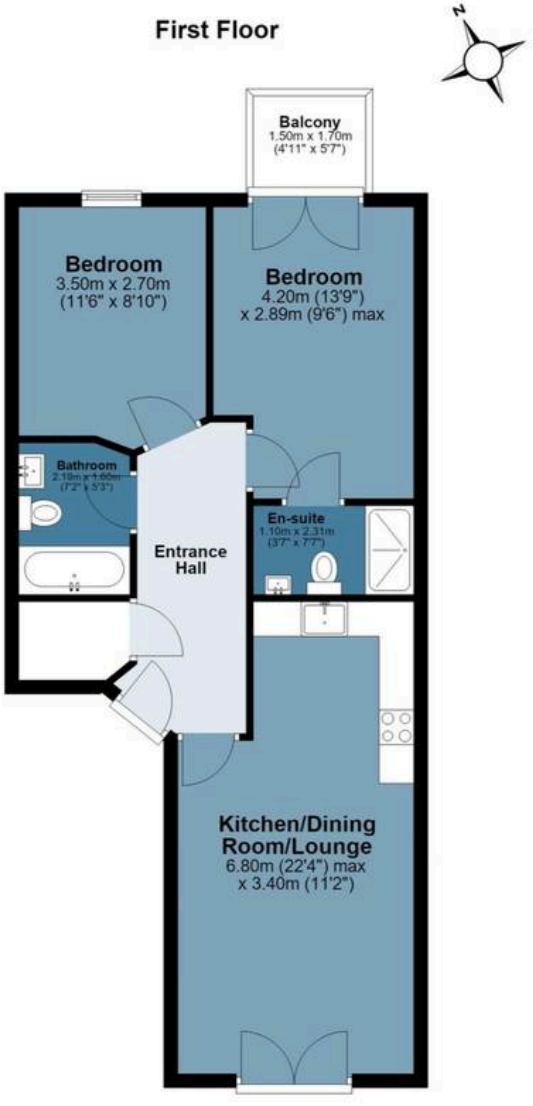




# Flat 6 Olive Tree Court

BUTLER & STAG

**Approx. Gross Internal Area 58.0 sq. metres (624.5 sq. feet)**



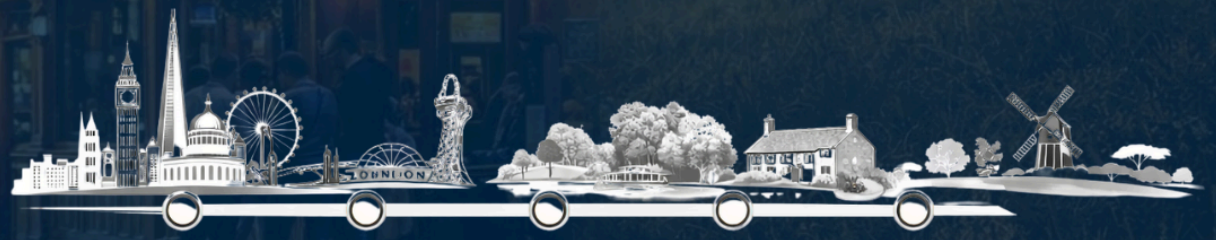

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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.