

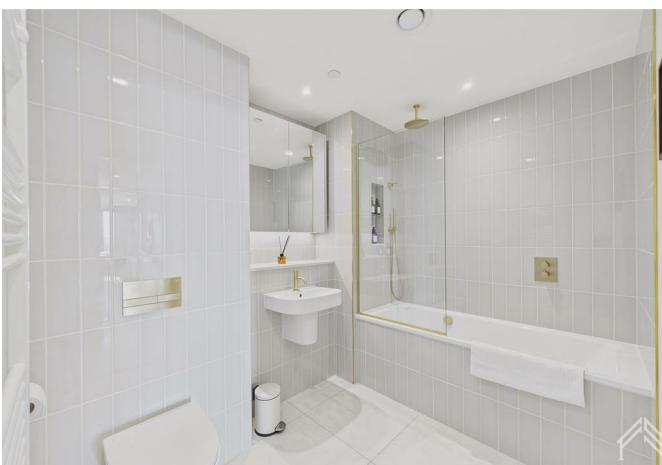


FLAGSTONES  
PROPERTY GROUP



44212 Selborne Road, The Eades, Walthamstow, E17 7GD  
£2,500





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Brand New Apartment | Panoramic City Views | Private Garden.

As a resident, you'll enjoy all inclusive access to premium amenities such as a 24-hour gym, yoga studio, games room, private work from home suites, and communal co-working areas. For added peace of mind, a 24/7 on-site concierge team is always available to assist with your day to day needs.

Step into luxury with this brand new, larger than average 1 bedroom apartment - expertly designed to combine style, space and convenience. Perfect for professionals and couples alike, this contemporary home offers high-spec interiors, thoughtful layouts and stunning panoramic views across London.

Inside, you'll discover a sleek open-plan kitchen equipped with integrated appliances, including a dishwasher and washer/dryer, along with a dedicated workspace – perfect for working from home. High-speed WiFi is included, keeping you effortlessly connected at all times.

## Description



## Situation



Furnished/unfurnished

Council Tax Band: B

Available:

## Floor Plans

Wardrobe

Fridge / freezer  
Oven  
Stove  
Microwave  
Dishwasher  
Extractor fan  
- Smeg Appliances

**The Eades**  
- Selborne Road

### Details

Property Type Apartment  
Bedrooms x1  
Bathrooms x1

### Building amenities

Gym  
Yoga Studio  
Free Wi-Fi  
Private Desk Space  
Residents Lounge  
Concierge

### Approx. total area

55 m<sup>2</sup>  
595 ft<sup>2</sup>

Measurements are approximate and not to scale in this floor plan.  
Provided for illustrative purposes.

## Area Map

## Energy Performance Graph

**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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