

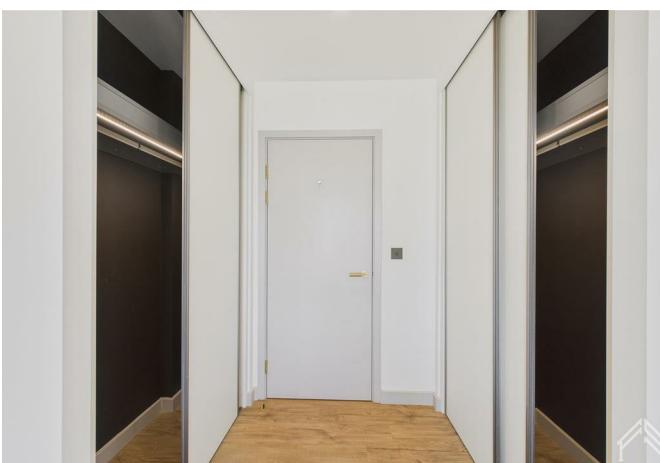
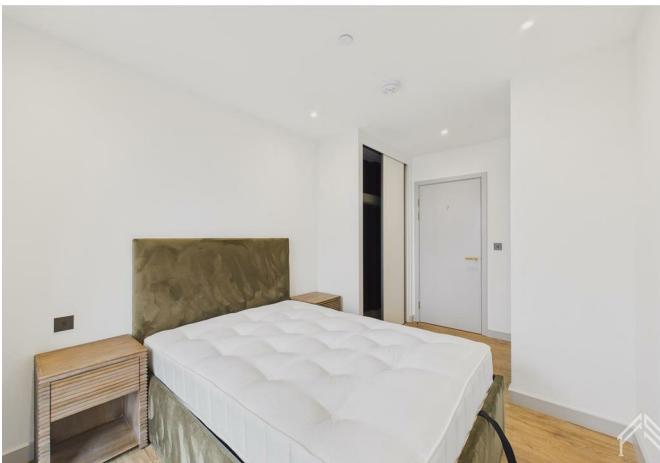


FLAGSTONES  
PROPERTY GROUP



312321 Selborne Road, The Eades, Walthamstow, E17 7GD  
£2,995





## 312321 Selborne Road, The Eades, Walthamstow, E17 7GD

**£2,995**

Limited Time Offer - £1,000 John Lewis voucher provided upon move-in | 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 2 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

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

Wardrobe

Storage

Storage

**The Eades**  
- Selborne Road

Details

Property Type Apartment  
Bedrooms x2  
Bathrooms x2

Building amenities

Gym  
Yoga Studio  
Free Wi-Fi

Private Desk Space  
Residents Lounge  
Concierge

Approx. total area

85 m<sup>2</sup>  
910 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	81
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.