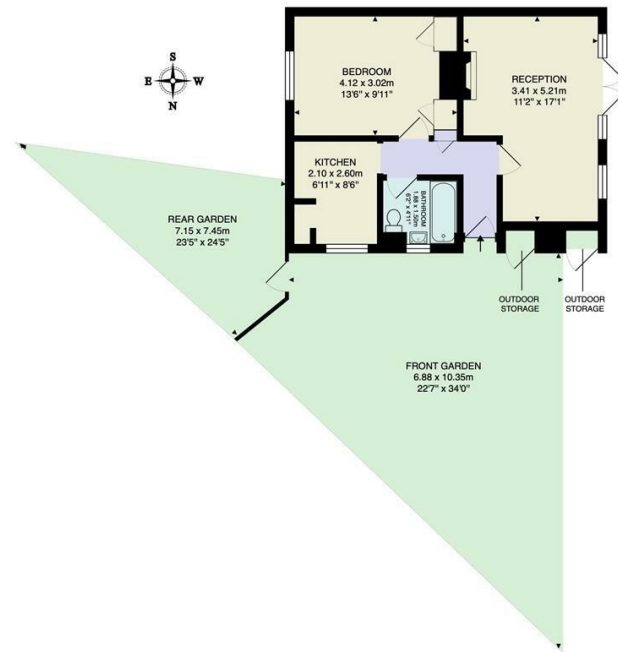


GROUND FLOOR
Total Area (Excluding Outdoor Storage & Front/Rear Gardens): 42.8 m² ... 460 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Front Garden
22'6" x 33'11"

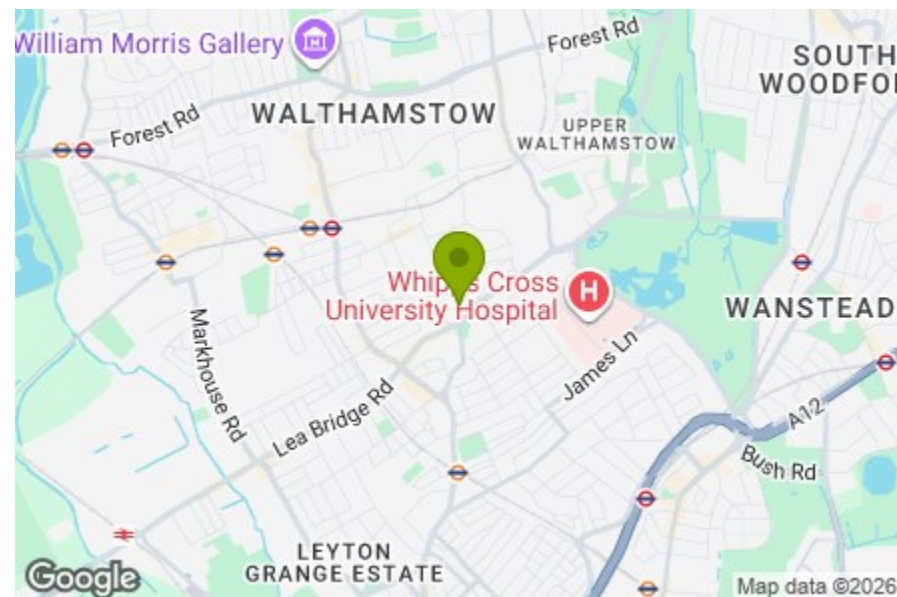
Reception
11'2" x 17'1"

Bedroom
13'6" x 9'10"

Kitchen
6'10" x 8'6"

Bathroom
6'2" x 4'11"

Rear Garden
23'5" x 24'5"



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		62	74
		EU Directive 2002/91/EC	

COLLEGE ROAD, WALTHAMSTOW

Offers In Excess Of £275,000 Leasehold
1 Bed Flat



Features:

- 1 Bedroom ground floor flat
- Own garden
- Walthamstow Village Location
- Lots of natural light
- Perfect for a first time buyer
- Low service charge
- Own entrance
- Renovation potential

A one-bedroom ground floor flat with its own entrance, private garden space and plenty of natural light from its multi-aspect layout. Set on College Road, you're well placed for Walthamstow's shops, cafés and transport links, making this a smart first-time buy with exciting renovation potential.

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hellohackney@stowbrothers.com
0208 520 3077

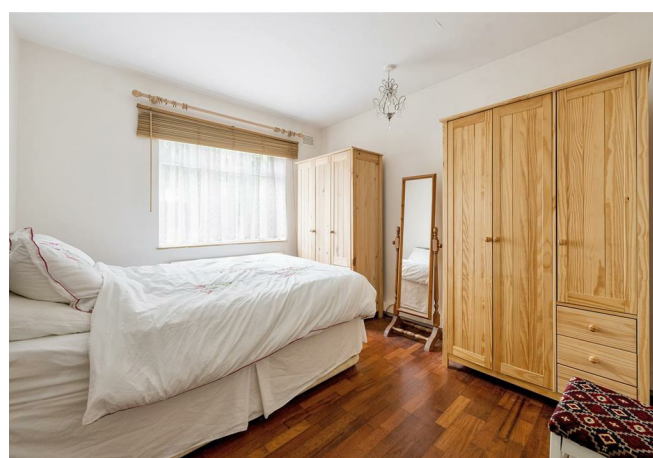
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IF YOU LIVED HERE...

You'd step in through your own front door to a practical ground floor layout of around 460 square feet. The reception sits to the front, with windows bringing in lovely natural light, while wooden flooring and a fireplace give the room a warm homely feel. The bedroom is well proportioned too, with enough space for a large double bed and freestanding storage.

Enjoy a bright, separate kitchen overlooking the front garden, complete with storage and appliance space. A well-appointed bathroom comprising a bath with integrated overhead shower, a hand washbasin and a toilet is located off the central hallway. Both the kitchen and bathroom offer scope

for updating, giving the next owner the chance to make the home feel entirely their own. Outside, the private rear garden is a real bonus, with room to plant, sit out or shape into something more considered over time. There's also a generous front garden and useful outdoor storage.

WHAT ELSE?

The flat has a low service charge, helping to keep ongoing costs more manageable.

A great option for a first-time buyer looking for outdoor space, their own entrance and room to add value. You're within easy reach of Walthamstow Central, St James Street and the wider E17 neighbourhood, with independent cafés, pubs, shops and green spaces all close by.



A WORD FROM THE OWNER...

"I was drawn to the property as it is in a great location. It's a short walk to Walthamstow Village and Walthamstow Central Station. The transport links for the underground, overground, bus, bike and car are excellent. It is also close to beautiful areas such as Hollow Pond and Epping Forest. So many highlights in the area from Walthamstow Market, Soho Theatre Walthamstow, William Morris Gallery, and God's Own Junkyard to name but a few. The flat is on a quiet street with nice neighbours and there was enough room in the living room for my home office when I worked from home. "

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