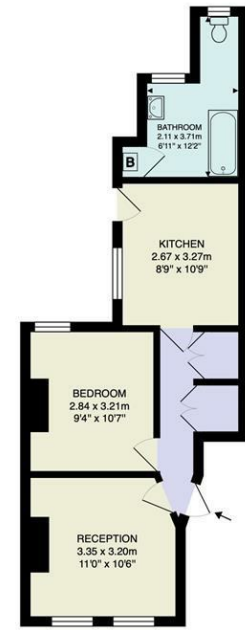




GARDEN IS APPROX. 8.80m x 4.9m (SHARED)



FRONT GARDEN IS APPROX. 3.5m x 2.8m

GROUND FLOOR

Total Area: 41.9 m² ... 451 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
approx 11'5" x 9'2"

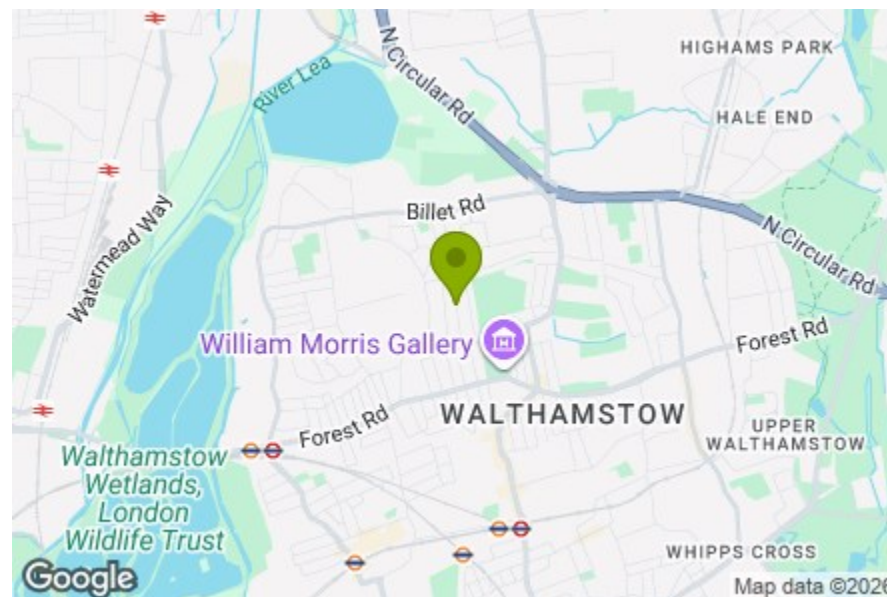
Reception Room
10'11" x 10'5"

Bedroom
9'3" x 10'6"

Kitchen
8'9" x 10'8"

Bathroom
6'11" x 12'2"

Garden
approx 28'10" x 16'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Ground Floor Flat
- Stylishly Presented
- Bright Kitchen Diner
- Separate Reception Room
- Built In Storage
- Lloyd Park Location

A stylishly presented one-bedroom ground floor flat, set in a well-loved Lloyd Park location with green space, independent favourites and Walthamstow's everyday comforts all close by. With a separate reception room, bright kitchen/diner, built-in storage and a calm, considered feel throughout, this is an easy home to settle into.

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E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

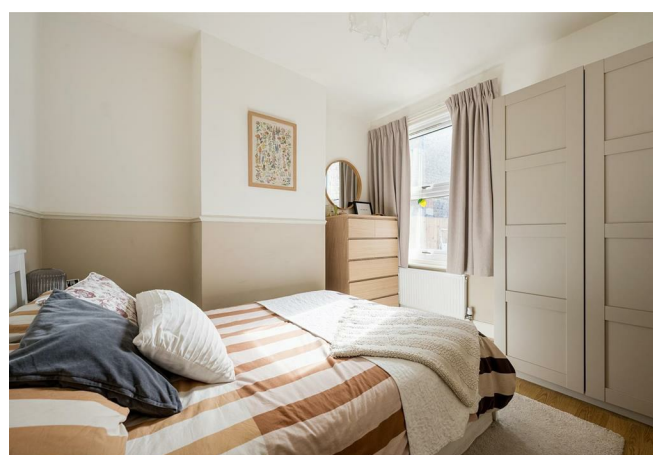
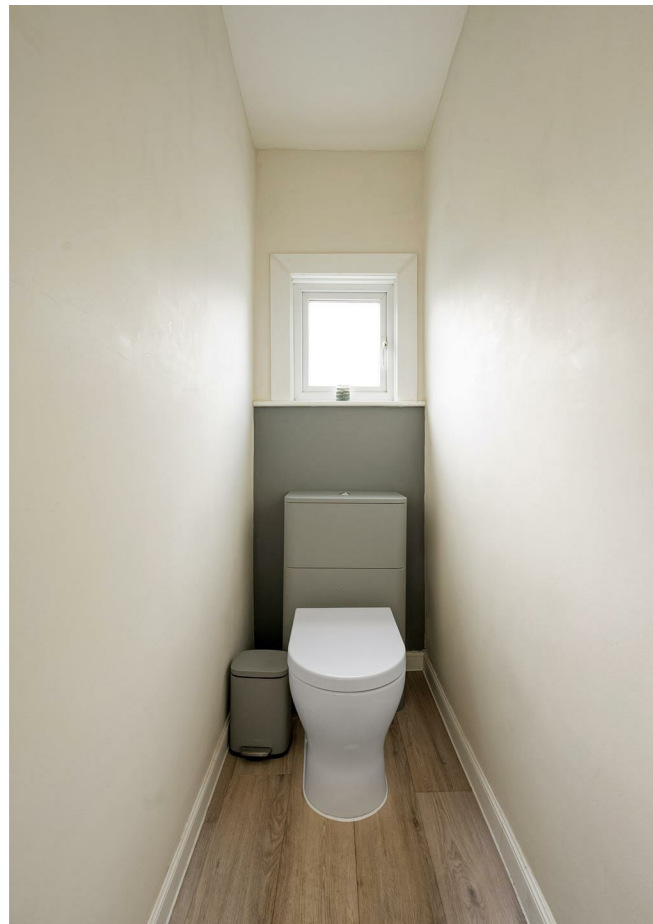
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0203 397 9797



IF YOU LIVED HERE...

You'd step into a thoughtfully arranged ground floor flat, with a separate reception room at the front. Tall shuttered windows bring in the light, while soft green walls, warm wood tones and a decorative fireplace create a cosy, characterful space to unwind.

The bedroom sits just behind, with calm neutral tones and room for generous wardrobes. To the rear, the bright kitchen/diner is neatly finished with pale cabinetry, integrated appliances, wood-effect

flooring and a door leading outside. There's also built-in storage off the hallway and a well-proportioned bathroom with a bath and overhead shower.

WHAT ELSE?

Lloyd Park is close by for weekend walks, morning coffees and a welcome stretch of green space. You're nicely placed for local favourites including Today Bread and Sodo Pizza. Walthamstow Central is within easy reach for the Victoria line, Overground and plenty of connections across London.



A WORD FROM THE OWNER...

"This flat has been the most amazing first property for us. We put a lot of love and care into the renovation of our home, and we will be very sad to leave. We love living in this neighbourhood, taking gentle strolls to Lloyd's Park, with convenient access to shops, transport links and great restaurants and bars. While the property is on a school street, it feels incredibly quiet, safe and has a real community feel."

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