



Reception
16'9" x 15'9"

Kitchen
13'3" x 10'11"

Bedroom
16'9" x 13'5"

Bathroom
7'8" x 6'0"

Basement Room
10'5" x 8'2"

Garden
16'4"

Garden Room
12'0" x 8'9"

Patio
11'5" x 8'5"



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	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CEDARS AVENUE, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold
2 Bed Apartment - Conversion



Features:

- One Bedroom plus Basement Room
- Two Private Gardens
- 916 sq ft
- Study Room
- Detached Building
- Beautifully Presented
- Moments from Walthamstow Central
- Short Walk to Walthamstow Village

Moments from Walthamstow Central and within easy reach of Walthamstow Village, this beautifully presented one bedroom ground floor apartment offers 916 sq ft of living space, plus a basement room and detached garden building. Set on a sought-after residential street, you're well placed for independent cafés, neighbourhood restaurants, green spaces and excellent transport links.

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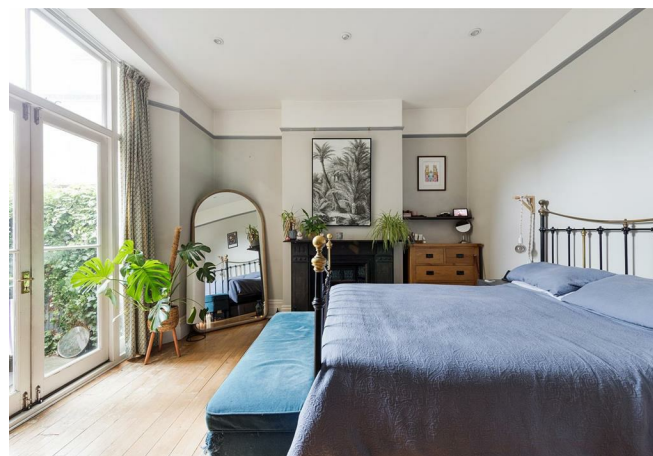
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IF YOU LIVED HERE...

Step inside and the reception room sits at the front of the home, with a bright bay window and generous proportions that make it a natural place to relax, read or host friends. Beyond, the double bedroom is equally spacious, with doors opening directly onto a private patio, creating a lovely connection between the sleeping space and the outdoors.

The hallway leads through to the bathroom and on to the kitchen at the rear. This is a practical, sociable room with space for dining as well as cooking, and doors leading out to the main garden. With two private outdoor areas, you have options for morning coffee, summer meals or simply a quieter spot at the end of the day.

At the far end of the garden, the detached garden room gives the home another layer of flexibility, ideal as a study, creative workspace or hobby room. Back inside, the basement room adds further useful space, whether you need storage, an occasional guest area or somewhere to work from home.

WHAT ELSE?

- Walthamstow Central station is just a short walk away, with Victoria line and Overground services for quick connections across London.

- Walthamstow Village is nearby, home to local favourites including Eat 17, Peeld, Orford's Fish & Chips and a choice of independent cafés and pubs.

- Lloyd Park, Fellowship Square and the William Morris Gallery are all within easy reach for green space, culture and local events.



A WORD FROM THE OWNER...

"Leaving 1 Cedars Avenue is a very bittersweet time for us, as we have absolutely loved living here! From morning coffees in the garden to cosy winters around the log fire, it has been a wonderful place to call home. The location is hard to beat — less than 5 minutes to the train station means the whole city is on your doorstep. Having Walthamstow Village right there too is a real treat, with its brilliant restaurants and great pubs; it doesn't feel like you're in London at all! We've loved every moment here, and hope whoever is lucky enough to end up at Cedars Avenue next cherishes it as much as we have!"

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