



6th Floor

Total Area: 53.4 m² ... 575 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
17'0" x 14'11"

Bedroom
12'5" x 10'11"

Bathroom
10'11" x 5'11"

Balcony
17'3" x 4'1"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



PICTURE HOUSE MEWS, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 1 Bed Flat



Features:

- One Bed Apartment
- Sixth Floor
- 575 sq ft
- Modern Build Development
- Communal Roof Terrace
- Private Balcony
- Close to Wood Street Station

A bright and thoughtfully finished one bedroom apartment on the sixth floor of a modern development, with a private balcony, access to a communal roof terrace on the same floor as the flat itself and Wood Street Station moments away. Surrounded by Epping Forest with Leyton Flats right on the doorstep. With 575 square feet to play with, and the shops, cafés and character of Wood Street nearby, it's a lovely base in this well connected part of Walthamstow.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Step inside and the entrance hall gives you a pleasing sense of space straight away, with pale walls, warm timber flooring and built-in storage keeping things clean and uncluttered. From here, the home opens into a generous open plan kitchen and reception room, where the layout feels easy and well balanced, with distinct areas for cooking, dining and relaxing. The kitchen is finished in glossy grey cabinetry with white worktops and a smart tiled splashback, while black spotlights and broad windows give the whole room a crisp contemporary feel.

The reception space is particularly appealing, with glazing on two sides drawing in plenty of natural light and giving the room a calm, airy quality. There's space here to arrange a proper seating area as well as a dining table, and the door out to the private balcony makes the most of the elevated position and open outlook.

The bedroom is a comfortable double, simply decorated and softly lit, with the same warm flooring continuing underfoot. The

bathroom is stylishly finished in large format grey tiling, with a bath, overhead shower and black fittings for a smart, modern contrast. Above it all, the communal roof terrace is a real bonus, with wide open views across the neighbourhood and a lovely extra spot to step out and take in the sky.

What Else?

- Wood Street Station is close by on the Weaver line, with regular London Overground services running into Liverpool Street.

- Wood Street Indoor Market has been part of the area since 1955 and is still one of the neighbourhood's best loved spots, with vintage finds, vinyl, clothing, antiques and food stalls under one roof.

- Lloyd Park and the William Morris Gallery are both within easy reach, and God's Own Junkyard is nearby too when you want something a little more colourful closer to home.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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