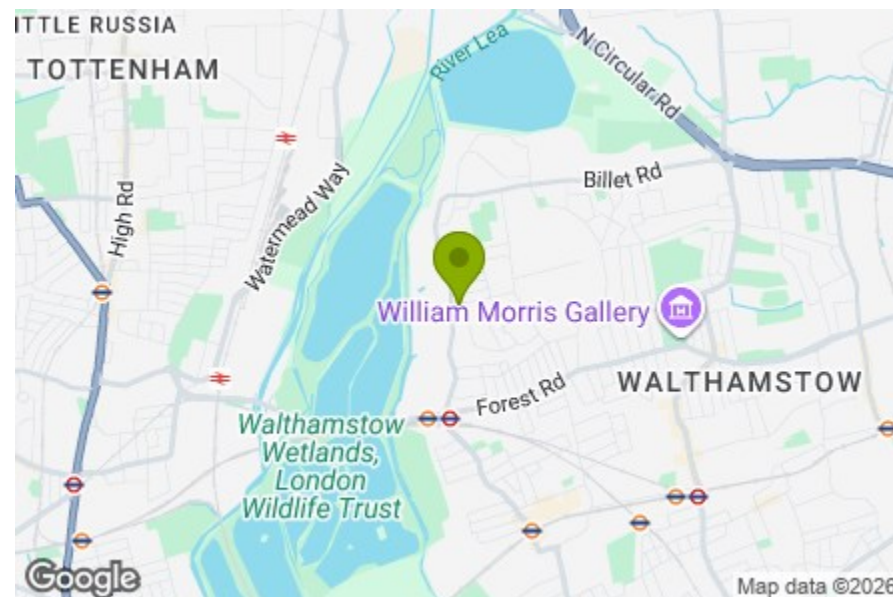


GROUND FLOOR

Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

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.

- Bedroom  
10'5" x 12'9"
- Reception  
10'9" x 10'11"
- Study  
8'8" x 10'0"
- Kitchen  
4'6" x 18'6"
- Utility
- Bathroom
- Bedroom  
8'8" x 8'11"



| 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                             |   | EU Directive 2002/91/EC |           |



## ST. ANDREWS ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedrooms Plus a Study
- Ground Floor Flat
- Private Garden
- Share Of Freehold
- Short Walk to Walthamstow Wetlands
- Close Proximity to Blackhorse Road Station

A thoughtfully arranged two-bedroom ground floor flat, set within easy reach of Blackhorse Road Station, Walthamstow Wetlands and the growing mix of cafés, breweries and independent spots around Blackhorse Lane. With its private garden and practical single-level layout, this is a well-connected home with green space close by.

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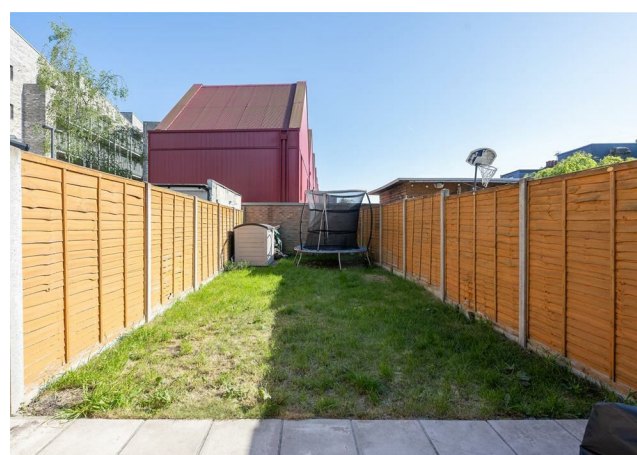
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### IF YOU LIVED HERE...

You'd step into a central hallway, with the main bedroom positioned at the front of the home. It's a well-proportioned room with a bay window, soft neutral walls and warm wooden flooring, creating a calm and comfortable first impression.

The reception room sits just beyond, offering a bright and inviting space for relaxing, dining and everyday living. The simple palette, wood flooring and recessed storage help keep the room feeling neat and easy to settle into.

Further along the hallway, there is an additional bedroom

and study, a bathroom with a bath and overhead shower, and a galley kitchen with dove grey cabinetry and glass splashback. From here, you can step straight out to the private rear garden, which offers a generous stretch of lawn and outdoor room to enjoy in warmer months.

### WHAT ELSE?

- Blackhorse Road Station is close by, offering Victoria line and Overground connections across London.
- Walthamstow Wetlands is a short walk away, perfect for open skies, water views and weekend wandering.
- The Blackhorse Lane area has a growing local scene, with independent food, drink and creative spaces nearby.



### 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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