



Reception Room
12'1" x 12'9"

Bedroom
9'7" x 11'0"

Bathroom
6'0" x 6'9"

Bedroom
6'0" x 8'1"

Kitchen
9'10" x 9'6"

Garden
15'6" x 15'8"

Total Area: 55.4 m² ... 597 ft² (excluding outside area, garden)
All measurements are approximate and for display purposes only



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		70	78
		EU Directive 2002/91/EC	

HAROLDSTONE ROAD, WALTHAMSTOW Offers In Excess Of £475,000 Freehold 2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Private Garden
- Beautifully Presented
- Close to St James station
- 597 sq ft
- Freehold Included in the Sale

Set on a quiet residential street just moments from St James Street station, this beautifully presented two bedroom ground floor flat offers a wonderful balance of character and contemporary style. With a private garden, freehold included in the sale and thoughtfully updated interiors throughout, it is a home that feels ready to move straight into while keeping you close to everything that makes this part of Walthamstow so popular.

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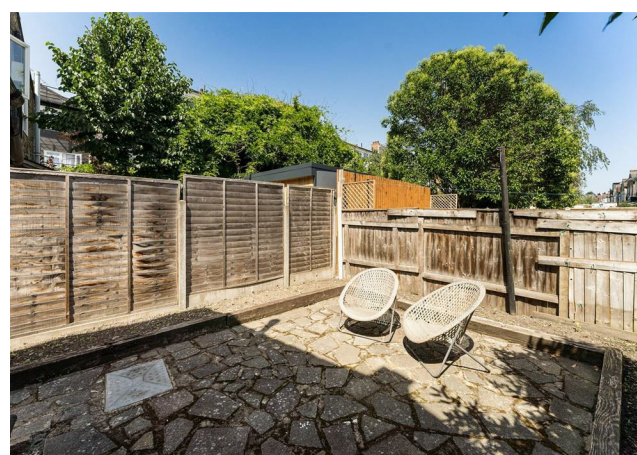
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IF YOU LIVED HERE...

Step inside and a long hallway leads you through the home, where pale flooring and crisp white walls create a bright, cohesive backdrop from the outset. The reception room is an inviting place to relax, centred around a cast iron fireplace framed by bespoke shelving and cabinetry. A deep green chimney breast adds warmth and character, while the bay window draws in plenty of natural light.

Both bedrooms are calm, well proportioned spaces, each finished in soft, understated tones. The principal bedroom features fitted wardrobes in a muted rose shade, offering generous storage without overwhelming the room, while the second bedroom is ideal as a guest room, nursery or workspace. The bathroom has been stylishly finished with deep green wall tiles, a freestanding roll top bath and classic fittings that give it a timeless feel.

To the rear, the kitchen has been designed with everyday living in mind, with dark cabinetry, generous worktop space and a glazed

roof bringing daylight into the room. A door opens directly onto the private garden, creating an easy connection between inside and out and making it a lovely spot for morning coffee, summer lunches or unwinding at the end of the day.

WHAT ELSE?

- St James Street Overground is a short walk away, with fast connections to Liverpool Street, while Walthamstow Central and the Victoria line are also within easy reach.
- Enjoy weekends exploring Walthamstow High Street, Crate St James, The Curator's Coffee Studio, Mother's Ruin and the neighbourhood's growing collection of independent cafés, restaurants and breweries.
- Lloyd Park, the William Morris Gallery and the wide open spaces of Walthamstow Marshes are all close by, giving you plenty of opportunities to enjoy green space and local culture.



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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