



Reception
15'2" x 14'0"

Bedroom
9'3" x 10'2"

Kitchen
9'7" x 10'9"

Bathroom
6'8" x 4'3"

Bedroom
15'1" x 9'3"

Shared Garden
24'3" x 16'4"



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	78	80
	EU Directive 2002/91/EC	

EDWARD ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
2 Bed Apartment



Features:

- Two Double Bedroom First Floor Flat
- Converted Loft
- Large Bay Fronted Reception
- Separate Kitchen
- Modern Shower Room
- Exposed Brick and Original Flooring

Set in a well connected part of Walthamstow close to Blackhorse Road, this two bedroom first floor flat is handily placed for both swift transport links and open green space. Walthamstow Wetlands is close at hand for long walks and quiet weekend mornings, while the growing mix of cafés, breweries and local spots around Blackhorse Lane give this pocket of E17 a lively, creative feel.

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IF YOU LIVED HERE...

You'd come in through a shared street entrance and head up to a thoughtfully arranged first floor home, with a converted loft above. At the front, the bay fronted reception is a generous main living space, with plenty of room to relax or gather with friends. The proportions here are particularly strong, and the shape of the bay brings in a lovely sense of light.

Also on this floor is one of the two double bedrooms, set just behind the reception, along with the separate kitchen and a modern shower room to the rear. The layout feels practical and well balanced, with each room clearly defined. Features including exposed brick and original flooring add character and warmth.

Upstairs, the converted loft has been turned into a second double bedroom, giving the home a pleasing sense of separation across two levels. Altogether, it adds up to a smart, versatile flat with a natural flow and plenty of everyday ease.

WHAT ELSE?

Blackhorse Road station is nearby, making it easy to get into central London via the Victoria line and Overground. Walthamstow Wetlands is close by, offering miles of walking routes, reservoirs and one of the area's most peaceful stretches of open space.

The Blackhorse Lane neighbourhood has a great choice of independent places to drop into, from coffee spots to local breweries and weekend favourites.



A WORD FROM THE OWNER...

"We have loved living in this lovely and bright flat. It is less than 10 minutes' walk from stations on three transport lines, so convenient for getting into - or out of(!) - the city.

It is an amazing base if you like being outdoors - we are right next to the Walthamstow Wetlands nature reserve, as well as miles and miles of marshes and canal where you can run or walk for hours whilst hardly seeing a road.

Also local is the Blackhorse Beer Mile, as well as more traditional pubs in Walthamstow Village at the other end of the high street. We now have a Community Sauna as well as pilates and yoga studios locally, plus a climbing wall just minutes away, and artisanal bakeries all over the place. We love it here so much that whilst we are upsizing we are searching for a new home in the same postcode!"

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