

Reception Room  
13'7" x 10'7"

Bathroom  
6'2" x 4'11"

Bedroom  
8'4" x 6'11"

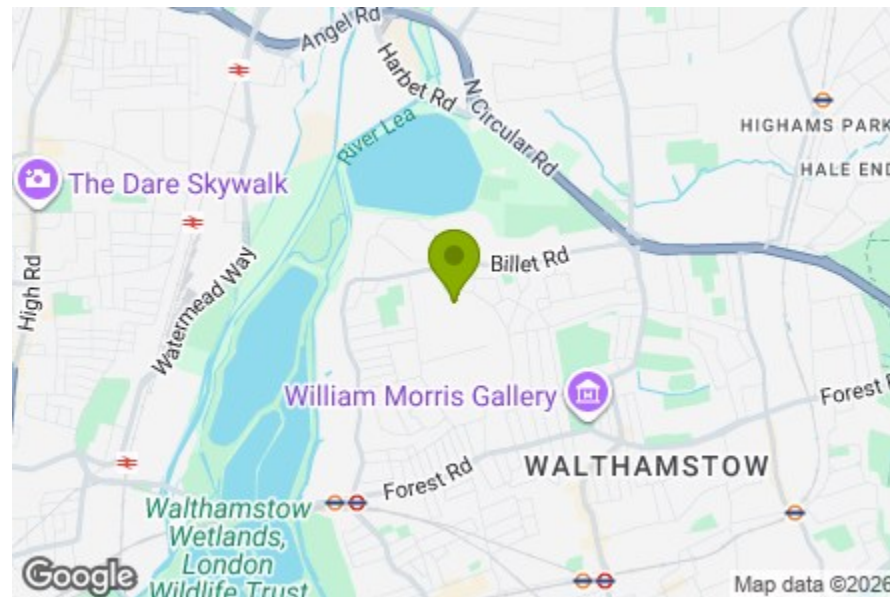
Kitchen  
9'7" x 8'4"

Bedroom  
17'8" x 10'4"

Dressing Area / Storage

Total Area: 57.0 m<sup>2</sup> ... 614 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	74
	EU Directive 2002/91/EC	



## CARLTON ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Share of Freehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Arranged Over Two Floors
- Well Presented
- Close Proximity to Blackhorse Road Station
- Chain Free

On Carlton Road in Walthamstow, this well presented two bedroom apartment is arranged over two floors and sits within easy reach of Blackhorse Road station. Walthamstow Wetlands is also close by, so this part of E17 offers a lovely balance of quick connections and open green space.

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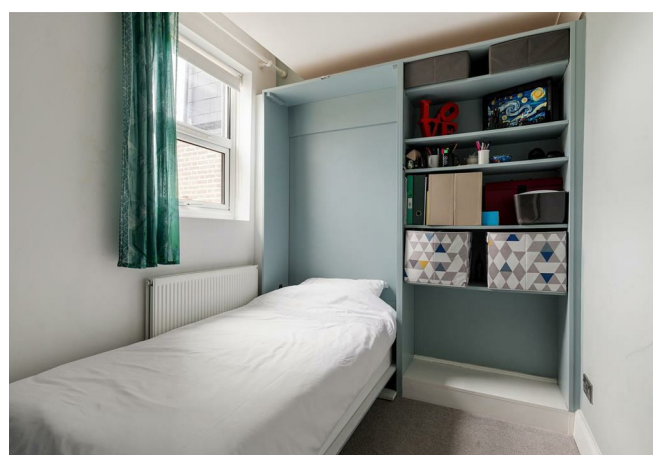
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IF YOU LIVED HERE...

Entered via a ground floor front door, the home rises to a first-floor landing, giving it a nice sense of separation from the street. The reception room is bright and welcoming, with two windows, pale green walls and warm timber floorboards underfoot. There is space here for both seating and dining, and the room feels easy to settle into straight away.

Just off the landing, the kitchen is neatly finished with white cabinetry, timber worktops, blue green splashbacks and grey floor tiles, making smart use of the space. Also on this floor, the second bedroom is compact and well kept, with fitted shelving that helps everything feel considered. The bathroom sits nearby and is finished in crisp white tiling, with a bath and

overhead shower.

Upstairs, the larger bedroom takes over the top floor, creating a calm and tucked away feel. It is a generous room, and the adjoining dressing area and storage make the layout all the more practical. Altogether, this is a thoughtfully arranged home with a warm, natural feel throughout.

WHAT ELSE?

Blackhorse Road station is nearby, with both Victoria line Underground and London Overground services. Walthamstow Wetlands is close at hand, along with the Engine House Café for coffee and something to eat after a walk. Big Penny Social on Blackhorse Lane is a handy local favourite for food, drinks and community events.



A WORD FROM THE OWNER...

"I bought this flat ten years ago because I was drawn to the friendly feel of the living spaces and the airiness of the upstairs bedroom, with its views over roofs and trees. I have had no regrets about my choice. The area has so much to offer: the wetlands and marshes are a short walk away and between here and the tube there are pleasant cafes, pubs and breweries. I was surprised how quickly I got to meet local people, through the gym and the coffee shops. It's a cliché, but it really does feel like we have a community here.

There are several local allotments so I have been able to grow my own vegetables and share cuttings with some very knowledgeable neighbourhood gardeners! I know I will miss the flat and the area but I hope I can sell to someone who will enjoy Carlton Rd and Walthamstow as much as I have."

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