

Third Floor

Total Area: 74.3 m² ... 800 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Reception Room
26'8" x 10'11"

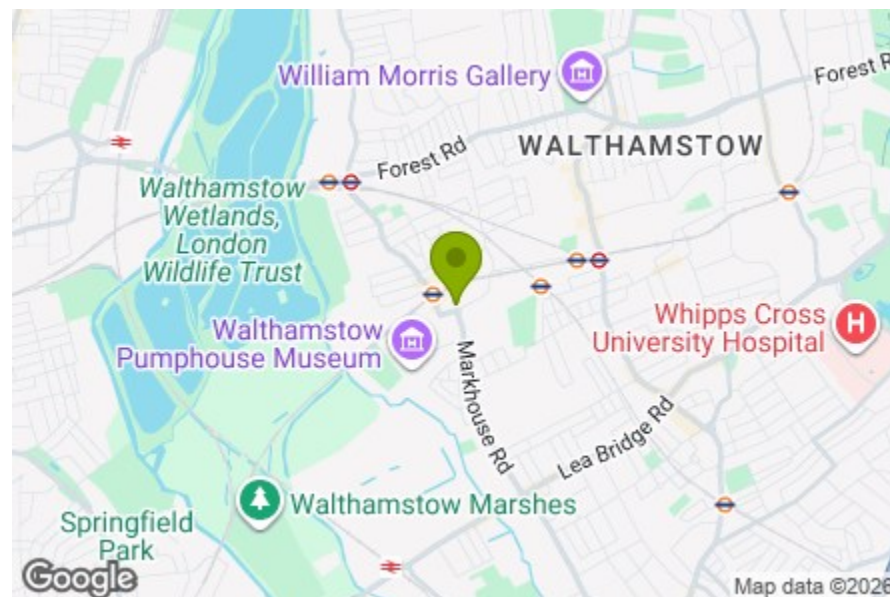
Balcony
12'4" x 7'3"

Bedroom
11'3" x 10'8"

Ensuite
7'10" x 6'5"

Bedroom
12'7" x 9'4"

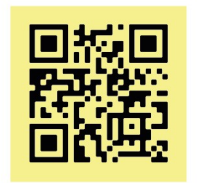
Shower Room
7'10" x 5'5"



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	



OLD BREWERY WAY, WALTHAMSTOW Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Third Floor
- Well Presented
- Open plan kitchen / living area
- Next to St James Street Station

A bright and well-proportioned two bedroom apartment set on the third floor of a contemporary development, right beside St James Street station. Beautifully maintained and thoughtfully arranged, this is a home that balances calm interiors with the energy of Walthamstow on your doorstep. From here, you're moments from independent cafés, local breweries and the ever evolving scene around St James Street, with swift connections into the City whenever you need them.

REQUEST A VIEWING
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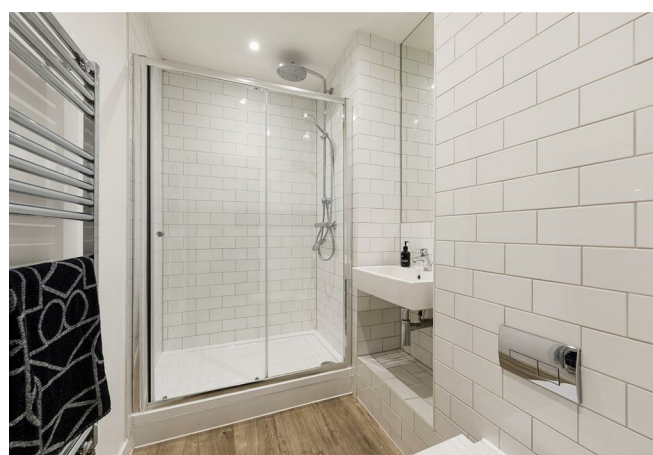
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IF YOU LIVED HERE...

You would step into a light-filled open plan kitchen and living area, designed with everyday living in mind. Clean lines and a considered palette create a calm backdrop, while generous windows draw in plenty of daylight across the living space. There's ample room for both dining and relaxing, whether you're hosting friends for supper or enjoying a quiet evening in. Step out onto the balcony and you'll enjoy sunshine from around 1pm right through to sundown, making it a lovely spot for an afternoon coffee or a relaxed evening drink.

The two bedrooms are thoughtfully positioned for privacy and comfort, both welcoming the morning sun to start your day gently. The principal bedroom features a sleek en suite shower room, while the second double sits close to the main bathroom, making the layout especially practical for guests, sharers or a small family. Both bathrooms are finished in a contemporary style, and the overall feel throughout the apartment is cohesive and well cared for. Please note, the en suite and shower room are shown

swapped on the floorplan, and should be viewed in their correct positions when visiting.

WHAT ELSE?

- You're next door to St James Street station for direct Overground services into Liverpool Street station.
- Independent favourites including Beaten By A Whisker and Weirough Bakery are just moments away, alongside local breweries and neighbourhood spots that give St James Street its creative edge.
- It's just a short stroll to St James Park for open green space, while Walthamstow Wetlands is also within easy reach for longer weekend walks. Walthamstow Central station offers swift Victoria line connections across the capital.



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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