

Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup> (excluding basement)  
All measurements are approximate and for display purposes only

- Bedroom  
13'8" x 12'5"
- Bedroom  
11'5" x 10'5"
- Kitchen/Diner  
23'3" x 11'1"
- Bathroom  
7'1" x 5'5"
- Basement  
23'3" x 16'3"
- Garden  
26'2"



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	



## STAINFORTH ROAD, WALTHAMSTOW Offers In Excess Of £525,000 Leasehold 2 Bed Flat



### Features:

- Two Bedroom Apartment
- Ground Floor
- Beautifully Presented
- Section of Rear Garden
- Large Kitchen Living Space
- Short Walk to Walthamstow Village
- Moments from Walthamstow Central Station

A characterful two-bedroom raised ground floor apartment, tucked into a well-connected Walthamstow setting just a three minute walk from Walthamstow Central. Inside, you'll find warm, thoughtfully styled interiors, original wooden flooring throughout, a handsome Victorian façade, a generous kitchen/living space, an ample basement and a section of rear garden, all within easy reach of Walthamstow Village, green spaces and brilliant transport links.

REQUEST A VIEWING  
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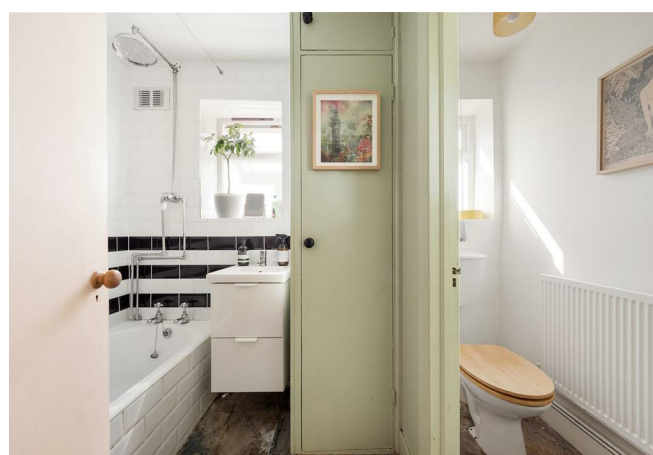
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**IF YOU LIVED HERE...**

You'd step into a thoughtfully arranged home with two well-proportioned bedrooms at the front, both full of Victorian character and warmth. The main bedroom has a lovely bay window, original wooden flooring and elegant detailing, while the second bedroom continues the period feel with warm proportions and characterful finishes.

To the rear, the kitchen/living space stretches across an impressive twenty three feet, creating a sociable heart to the home. There's room to cook, eat and unwind, with a relaxed seating area, built-in shelving, rich green accents, natural slate underfoot and natural light running through the space.

The bathroom is neatly positioned off the living space, while the basement offers a generous amount of additional storage. Outside, the section of rear garden brings a welcome patch of greenery, with enough space for planting, a morning coffee or an easy summer lunch.

**WHAT ELSE?**

Walthamstow Central is just a three minute walk away, with Victoria line and Overground connections for quick, reliable routes across London.

Walthamstow Village is around eight minutes on foot, with Orford Road, Eat 17 and The Village Bakery close at hand.

Lloyd Park and Walthamstow Wetlands are both within easy reach, offering plenty of green space for weekend walks, fresh air and slower mornings.

Soho Theatre Walthamstow and the Blackhorse Beer Mile bring live performance, breweries and easy evenings out close to home.



**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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