



Total Area: 82.3 m² ... 886 ft²
All measurements are approximate and for display purposes only.

- Reception room
16'2" x 11'6"
- Bedroom
11'8" x 10'5"
- WC
- Shower room
- Kitchen/Diner
10'5" x 10'1"
- Bedroom
15'1" x 10'7"
- Eaves storage
16'1" x 6'5"



STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold 2 Bed Flat



Features:

- Two Double Bedrooms
- Split Level Victorian Flat
- Well Presented
- Chain Free
- Kitchen Diner
- Original Features Throughout
- Short Walk To The Village
- Close to Walthamstow Central Station

A bright and characterful two bedroom split level Victorian flat, set on a quiet residential street just a short walk from Walthamstow Village and within easy reach of Walthamstow Central. Well connected yet pleasantly tucked away, this is a home that places you close to independent cafés, much-loved pubs and open green spaces, while offering a calm retreat at the end of the day.



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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IF YOU LIVED HERE..

Unfolding over two floors, the layout feels both generous and well considered, with a natural separation between living and sleeping spaces. The reception room is full of period charm, with original features bringing warmth and a sense of history, while still feeling easy to style for modern life. Just beyond, the kitchen diner has been thoughtfully arranged for everyday living, with plenty of room to cook, gather and linger over long meals. It's a sociable heart of the home, equally suited to quiet mornings or hosting friends.

Upstairs, both bedrooms are comfortable doubles, each offering a calm, restful feel with good proportions and natural light. The split level design gives a sense of privacy and space, making the home feel larger than expected. Throughout, the flat is well presented, with a gentle balance of original character and practical updates that make it ready to settle straight into.

WHAT ELSE?

This home is offered chain free, helping to keep the onward process as simple and straightforward as possible. Walthamstow Village is just a short walk away, home to a lovely mix of independent restaurants, cosy pubs, cafés and specialist shops, including Orford Road favourites and the surrounding village streets. Walthamstow Central is also close by, giving you access to the Victoria Line and Overground for swift connections across London, as well as the shops and amenities around Hoe Street and the High Street. For green space, you're nicely placed for Lloyd Park, Walthamstow Wetlands and the quieter neighbourhood gardens and tree-lined streets that make this part of E17 so easy to settle into.



A WORD FROM THE OWNER...

"I loved living in this flat for 5 years. The gorgeous morning light in the kitchen is a beautiful way to start the day, and the warm evening light that pours into the living room at the end of the day is often breath-taking. I love how characterful the layout is inside, and how cosy the loft bedroom feels!"

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