

Kitchen/Reception  
15'5" x 14'10"

Bedroom  
21'4" x 10'0"

Bedroom  
9'6" x 9'0"

Bedroom  
8'8" x 7'7"

Total Area: 74.7 m<sup>2</sup> ... 804 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) 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	75	79
	EU Directive 2002/91/EC	



## GRANVILLE ROAD, WALTHAMSTOW

Offers In Excess Of £560,000 Leasehold  
3 Bed Flat



### Features:

- Three Bedroom Upper Floor Flat
- Newly Renovated
- Hardwood Flooring
- Open Plan Kitchen and Reception
- Principal Bedroom with En-Suite
- Walthamstow Village Location
- Chain Free
- Bespoke Finishing
- Share of Freehold Upon Completion

A newly renovated three bedroom upper floor flat in the heart of Walthamstow Village, beautifully placed for Orford Road's cafés, pubs and independent shops, as well as the wider charms of E17. Walthamstow Central is within easy reach for swift Victoria line and Overground connections, while Lloyd Park and the William Morris Gallery offer green space and culture close to home.

REQUEST A VIEWING  
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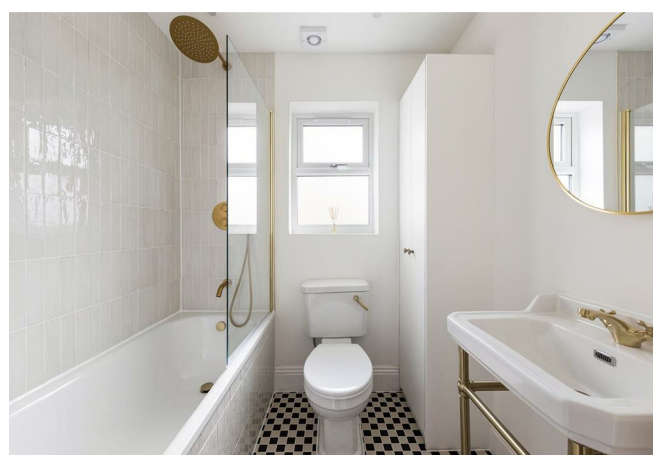
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#### IF YOU LIVE HERE...

Your own ground floor entrance leads upstairs to a thoughtfully arranged first floor, where the open plan kitchen and reception room forms the natural heart of the home. This is a bright, easy space for cooking, eating and unwinding, with hardwood flooring underfoot and a calm, contemporary finish throughout.

The kitchen has been newly fitted with clean lines, soft-toned cabinetry and bespoke finishing, giving the room a considered feel without overcomplicating things. On the same level, there is a bedroom positioned beside the living space, along with a fresh, neatly arranged bathroom and a second bedroom set further along the hallway.

Upstairs, the principal bedroom occupies the second floor, creating a lovely sense of privacy. It is a generous room, with rooflights bringing in natural light and an en-suite tucked neatly to one side. Across both floors, the décor feels warm, simple and well judged, with thoughtful details that make the flat feel ready

to settle into from day one.

Offered chain free, this is a stylish and practical home in one of Walthamstow's most loved pockets.

#### WHAT ELSE?

- Orford Road is close by, home to much-loved local spots including The Castle, Eat17 and a cluster of independent cafés and shops.
- Walthamstow Central is within easy reach, with Victoria line and Overground services for straightforward travel across London.
- Lloyd Park and the William Morris Gallery are nearby, offering leafy space, weekend markets and a strong sense of local community.



#### 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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