



Kitchen/Reception Room  
19'3" x 12'11"

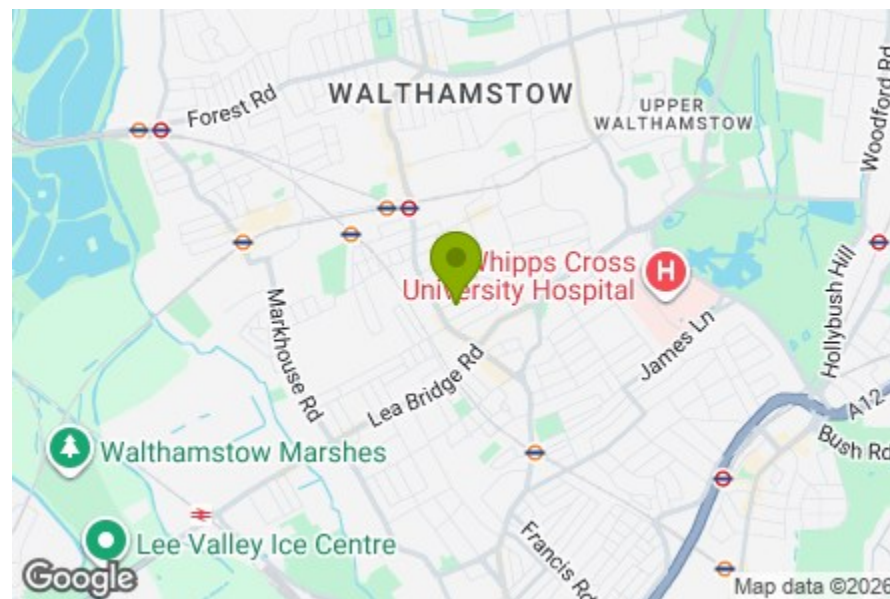
Bedroom  
14'6" x 11'6"

Bedroom  
11'10" x 9'3"

Bathroom  
10'2" x 4'6"

Garden  
32'9"

Garden Room  
11'5" x 9'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## GRANVILLE ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold  
2 Bed Flat



### Features:

- Ground Floor Period Conversion
- Private Landscaped Rear Garden
- Garden Room
- Large Skylit Kitchen Diner
- Two Double Bedrooms
- Beautiful Herringbone Floors
- Handsome Frontage
- Walthamstow Village Location
- Share of Freehold Upon Completion

Flat A, 65 Granville Road is a two bedroom ground floor period conversion set within the ever popular Walthamstow Village, a neighbourhood loved for its independent cafés, welcoming pubs and leafy residential streets. Orford Road is close by for weekend coffee runs and relaxed evenings out, while Lloyd Park and Walthamstow Central are both within easy reach, giving you a good balance of calm surroundings and excellent connections across London.

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

Beyond the handsome frontage, this thoughtfully arranged home unfolds across the ground floor with a warm and welcoming feel throughout. Beautiful herringbone floors run through the living spaces, adding texture and character, while the layout has been designed with everyday living in mind.

At the rear of the home, the large skylit kitchen diner offers a bright and sociable central space, with plenty of room for cooking, dining and slowing down at the end of the day. Natural light pours in from above and French doors open directly onto the private landscaped rear garden, creating an easy connection between indoors and out during warmer months. The garden stretches to around 10m and leads to a separate garden room, offering valuable extra space away from the main home. Whether used for work, hobbies or simply somewhere quiet to retreat to, it brings flexibility to the layout without compromising the garden itself.

Both bedrooms are genuine doubles, with well judged proportions and a calm, understated feel. The bathroom sits centrally between the living and sleeping spaces, helping the home flow naturally from front to back. Altogether, it's a carefully considered home that feels easy to settle into from the moment you arrive.

#### WHAT ELSE?

- Orford Road's independent cafés, bakeries and neighbourhood favourites including Eat17 and GALL's are all close by.
  - Lloyd Park and the William Morris Gallery are within easy reach for green space, exhibitions and weekend walks.
- Walthamstow Central station offers quick Victoria line and Overground connections into the City and West End.



#### 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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