



Reception Room/ Kitchen
14'0" x 17'10"

Study
8'0" x 6'1"

Bathroom
6'9" x 6'11"

Bedroom
12'1" x 10'8"



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	



CARISBROOKE ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Flat
- Second Floor
- Open Plan Kitchen Living Area
- Close Proximity to St James Street
- Communal Garden
- Short Walk to Blackhorse Road
- Separate Study Area

A characterful one-bedroom second-floor flat in a brilliantly connected Walthamstow spot, moments from St James Street and an easy walk to Blackhorse Road. With Crate St James Street, Blackhorse Beer Mile, Walthamstow Wetlands and the High Street all nearby, this is a lovely base for enjoying E17 at its most lively and local.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'd have a thoughtfully arranged home with an open plan kitchen and living area at its heart, creating an easy, sociable space for cooking, relaxing and having friends over. Hardwood flooring brings warmth throughout, spot lighting keeps things clean and contemporary, and a skylight draws in extra daylight from above.

The skylit study adds real character, with dark green walls creating a calm, tucked-away space for working from home, reading or keeping life neatly organised. The bedroom is a generous double, set apart from the main living area for a more restful feel.

The bathroom is neatly finished with tiling, a tub with shower, and a heated towel rail. Outside, the communal garden offers a shared slice of greenery, while the location puts you close to Crate, Big Penny Social, Signature Brew, Renegade Urban Winery, Walthamstow Wetlands and Lloyd Park.

WHAT ELSE?

- St James Street is close by, with its Overground station, Crate St James Street, The Curious Goat and easy access to Walthamstow High Street.
- Blackhorse Road is a short walk away for the Victoria line, Overground and local favourites including Big Penny Social, Signature Brew and Renegade Urban Winery.
- Walthamstow Wetlands, Lloyd Park, Fellowship Square and the William Morris Gallery are all within easy reach for green space, culture and weekend wandering.



A WORD FROM THE EXPERT,...

"We've absolutely loved living in this light filled, loft style home. It feels airy and open but the split levels give it a proper homey feel (plus an extra "secret room" that's been perfect as a work from home studio). The location is unbeatable: a few minutes' walk to St James Street Overground for quick rides into Liverpool Street and close to Blackhorse Road for the Victoria Line. The high street is literally seconds away, with cafes, shops, supermarkets and everything you'd need. You're also well placed for Walthamstow's parks and the peaceful sanctuary of the Wetlands. This was a fantastic first home for us full of happy memories but with three of us now we sadly need more space. We hope the next owners will love it here as much as we have."

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