



Reception
17'2" x 13'5"

Bedroom
10'10" x 10'4"

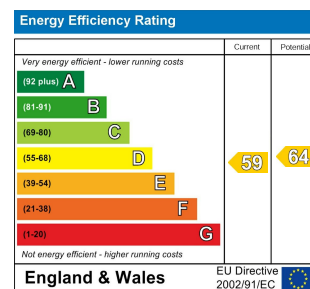
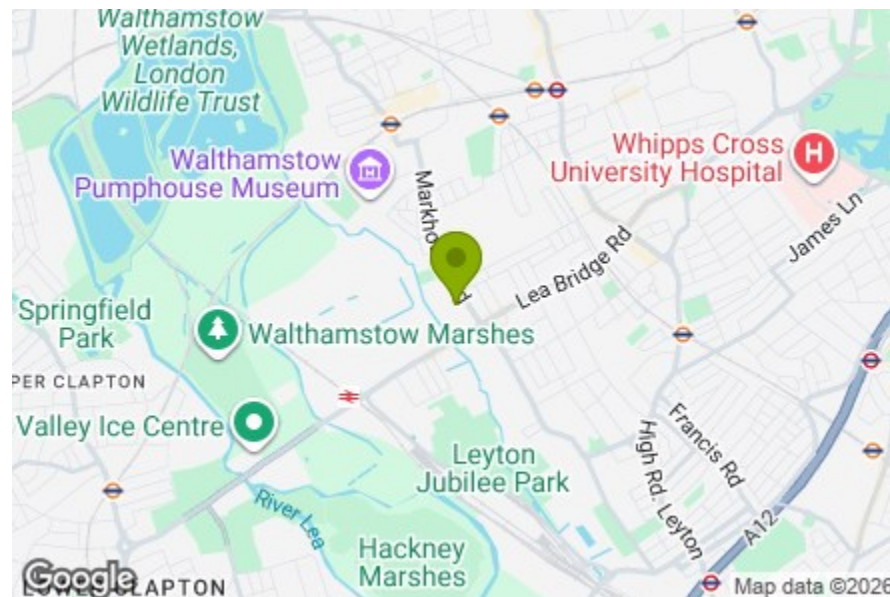
Kitchen
7'10" x 7'10"

Bathroom

Bedroom
11'3" x 11'4"

Garden
28'10" x 10'8"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HARRIS STREET, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Warner Flat
- First Floor
- Spacious Bay Fronted Lounge
- Long Lease
- Own Section of Garden
- Beautifully Presented

A characterful two-bedroom Warner flat, set on the first floor in a well-connected Walthamstow pocket, with St James Street, Walthamstow High Street and local green spaces all within easy reach.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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IF YOU LIVED HERE...

You'd step up from your own ground floor entrance to a bright, thoughtfully arranged home with warm wooden floors and a calm, natural feel throughout. At the front, the spacious bay-fronted lounge has lovely proportions, built-in shelving, a fireplace and room to both relax and dine.

The kitchen is separate, with smart cabinetry, tiled splashbacks and a window bringing in natural light. Both bedrooms are well presented, with built-in wardrobes adding useful storage. The bathroom sits just off the hallway, while the loft access adds extra practicality.

Outside, side access leads to the garden, where a paved seating area, lawn and mature planting create a peaceful spot for warmer days. The flat also comes with a long lease.

WHAT ELSE?

- St James Street is close by for the Overground, as well as CRATE St James Street for food, drinks, events and independent traders.
- Leyton is within easy reach, with Francis Road's much-loved cafés, shops and neighbourhood restaurants close enough for weekend wandering.
- Walthamstow High Street is nearby for everyday essentials, while Jubilee Park and Coronation Gardens offer local green space in the Leyton direction.



A WORD FROM THE OWNER...

"The location is hard to beat. Being between Walthamstow, Leyton and Hackney means we feel like we're in the middle of it all, with more on the doorstep than you'd get from any one of them. Blondies and the Hare and Hounds are nearby, and St James Street has become our favourite spot. We're also two streets from an outstanding primary school. We have a spaniel, so Leyton Jubilee Park has been brilliant for weekday walks, and at weekends we head up to Hollow Pond."

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