



Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen / Reception Room  
21'5" x 12'9"

Bedroom  
14'7" x 13'8"

Bedroom  
12'9" x 10'5"

Bathroom  
8'9" x 5'10"

Bathroom (Ensuite)  
7'1" x 3'7"

Balcony  
9'9" x 5'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	



## STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £465,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Large Open Plan Kitchen and Reception
- Chain Free
- Two Bathrooms
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold
- Communal Gardens
- Balcony
- Moments From Walthamstow Central

Set just moments from Walthamstow Central and within easy reach of the Village, this spacious first-floor apartment offers two generous bedrooms, two bathrooms and access to beautifully maintained communal gardens. Offered chain free, it's an exceptionally well-connected home, perfectly suited to first-time buyers looking to put down roots in one of Walthamstow's most desirable neighbourhoods.

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

Step inside and the central hallway leads you through the apartment, with the bedrooms set apart from the main living space. At the end of the hall, the open plan kitchen and reception room gives you plenty of space to cook, dine and unwind. Full height doors open onto the balcony, making this a bright, sociable room with an easy connection outside. There's space for comfortable seating as well as relaxed meals with friends, creating a room that works just as well for everyday living as it does for entertaining.

Both bedrooms are comfortable doubles. The principal bedroom has its own ensuite shower room, while the second bedroom sits close to the family bathroom, making the layout practical for guests, sharers or those working from home. The décor is calm and neutral throughout, so you can move straight in and make the space your own over time.

Outside, the communal gardens provide welcome outdoor space

to enjoy through the warmer months.

#### WHAT ELSE?

- Nearby Orford Road is a real local favourite, with cafés, restaurants and independents bringing plenty of charm to the Village.
- For green space, Lloyd Park offers wide lawns, sports facilities, a weekend market and the much loved William Morris Gallery.
- Walthamstow Market, 17&Central and the Empire Cinema are all within easy reach, keeping everyday essentials and weekend plans close to home.



#### 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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