

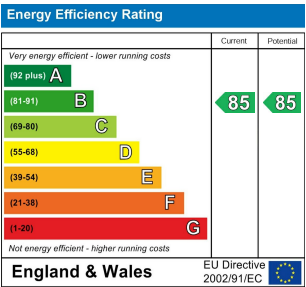


Kitchen / Reception Room
17'1" x 14'9"

Bedroom
12'5" x 10'9"

Bathroom
10'10" x 5'10"

Balcony
17'3" x 4'1"



PICTURE HOUSE MEWS, WALTHAMSTOW

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



Features:

- One Bedroom Apartment
- Second Floor
- Modern Development
- 575 sq ft
- Immaculately Presented
- Close to Wood Street Station

If you're after hassle-free living, this second-floor apartment in a smart, modern block built on the site of the famous Walthamstow's old film studios could be the one. Beautifully presented, the 575 sq ft layout feels bright and airy throughout. Inside, there's a well-proportioned double bedroom, a stylish contemporary kitchen/reception, and a private balcony - your own little outdoor escape.

Residents benefit from access to a large, well-kept communal rooftop terrace on the sixth floor - a perfect way to get to know your neighbours and take in the fantastic far-reaching views across the surroundings of Walthamstow and into Central London.

You'll be perfectly positioned to enjoy the best of Wood Street, full of local cafés, bakeries, and independent shops, while Wood Street Station (Weaver

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

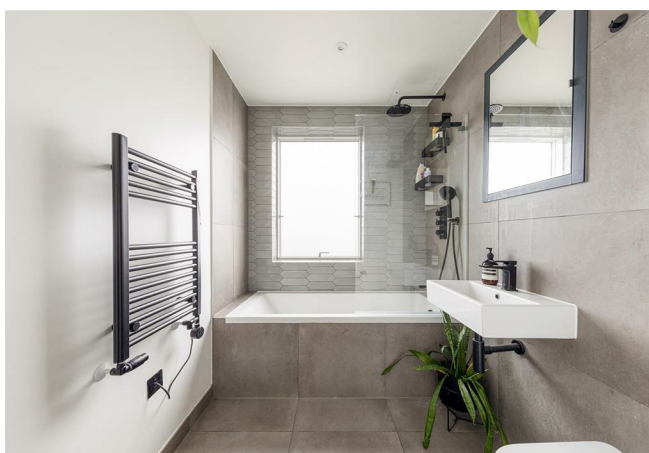
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

From the secure entry system that quietly looks out for you to the thoughtful finishing touches throughout, this home is made for easy, comfortable living.

Step inside and you're greeted by a handy storage cupboard on your left, the kind of space that swallows coats, boots, hoovers and even those awkward suitcases, keeping the rest of your home calm and clutter-free. Next door, the bathroom feels fresh and contemporary, with a crisp white suite, bath and overhead shower, and polished concrete-style tiles paired with matt-black fittings for a subtle industrial lift.

The generous double bedroom is bright from morning onwards, thanks to its floor-to-ceiling windows and easterly aspect - ideal if you like to wake up with the light. Wooden flooring gives the room warmth, while a full wall of wooden-fronted fitted cupboards means storage isn't something you'll need to worry about.

The kitchen/reception room stretches an impressive 17 feet. The kitchen itself sits neatly along the back wall in a sleek gun-metal grey, with integrated appliances and plenty of workspace, leaving the rest of the room open for you to shape to your own rhythm, ideal for dining, lounging, or a bit of both. At the far end, a large window and glazed French doors pull in even more natural light. Beyond them, a private balcony awaits: decked, sheltered with a glass balustrade, and just the right size for stepping

out for a breath of fresh air.

Up on the rooftop, you'll find a shared space designed for unwinding or catching up with tables, seating, and wide-reaching views over the cricket ground and beyond, below. With cricket, tennis and squash on offer, it's a great spot for anyone looking to mix fitness with fresh air and a sense of community.

WHAT ELSE?

Transport is straightforward and well-connected. Wood Street Station (Weaver Line) is a short 4-minute walk offering direct Overground services to Liverpool Street in around 30 minutes. It's also one stop from Walthamstow Central, where you can switch to the Victoria Line for access across London. Alternatively, the 212 bus from the end of the road gets you to Walthamstow Central in under 10 minutes. The charming Wood Street Indoor Market is full of quirky independent shops, vintage treasures, and artisan cafes, and the area boasts an array of trendy pubs, restaurants, and coffee spots, such as the ever-popular The Duke and Marilyn's Cafe. Culture enthusiasts can explore the local art scene and enjoy live performances at the nearby William Morris Gallery set in Lloyd Park with its array of civic amenities, including a skate park, tennis courts and play area.



A WORD FROM THE OWNERS...

"We have truly loved living here - it's an ideal location for enjoying everything Walthamstow has to offer. Within a short walk, you have easy access to the green open spaces of Hollow Ponds, as well as close proximity to Ravenswood Estate and Walthamstow Village. Transport links are excellent, with Wood Street station just a four-minute walk away and convenient bus routes connecting you to Stratford, Leytonstone and Wanstead. As a small development, there is a real sense of community among neighbours, and we often enjoy meeting for drinks on the communal roof terrace. The flat itself is spacious and bright, perfect for hosting with an open plan layout. We will be leaving with many fond memories!"

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