



Reception
11'5" x 14'9"

Kitchen/Diner
21'3" x 11'9"

Bathroom
6'2" x 8'3"

WC

Bedroom
9'3" x 5'10"

Bedroom
15'8" x 12'1"

Storage
6'1" x 4'0"

Bedroom
15'8" x 11'9"

Storage

Total Area: 105.3 m² ... 1133 ft²
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.



ST. BARNABAS ROAD, WALTHAMSTOW

Offers In Excess Of £675,000 Share of Freehold
3 Bed Apartment - Purpose Built



Features:

- Three Bedroom Apartment
- Arranged Over Two Floors
- Private 25 Foot Garden
- Original Features
- Beautifully Presented
- Share of Freehold
- Side Access
- Short Walk to Walthamstow Central

Set on a well-loved Walthamstow turning, this beautifully presented three-bedroom apartment is a short walk from Walthamstow Central, placing the Victoria line, Overground, shops, cafés and local green spaces all within easy reach.



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	

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IF YOU LIVED HERE...

Arranged over two floors, the home has a wonderfully characterful feel, with original features sitting comfortably alongside thoughtful, well-kept interiors. The reception room is warm and welcoming, with a bay window, wood flooring and a fireplace creating a lovely focal point.

To the rear, the kitchen/diner offers generous space for cooking, eating and everyday living, with white cabinetry, exposed brick, tiled splashbacks and soft earthy tones giving the room an easy, homely quality. From here, there is access out towards the private 25 foot garden, with side access adding extra practicality.

There are three bedrooms in total, including two generous rooms on the upper floor, both with useful storage, plus a further bedroom on the first floor. The bathroom has a freestanding bath, separate shower, chequerboard flooring and classic fittings, while a separate WC adds convenience. Share of freehold completes the offering.

WHAT ELSE?

- Walthamstow Central is a short walk away, with the Victoria line and Overground offering quick links across London.
- Lloyd Park is close by for weekend walks, coffee stops and the William Morris Gallery.
- Orford Road and Walthamstow Village are within easy reach, home to neighbourhood favourites including Eat 17, Peeld and The Nags Head.



A WORD FROM THE OWNER...

"We have loved living here - the room sizes are great and it feels very spacious and light, especially in the kitchen. We love the original features and working wood burner in the kitchen. We have recently refurbished the bathroom and re-painted. There is also loads of storage especially in the loft where there is ample space. The neighbourhood is great, with the village only a 10 minute walk away and lots of bakeries nearby. There is also a lovely little park opposite which is great for kids and dog walkers."

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