Total Area: 69.2 m² ... 745 ft²

All measurements are approximate and for display purposes only

Reception Room
14'6" x 15'4"

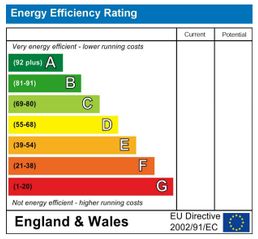
Shower Room
9'0" x 7'1"

Bedroom
9'3" x 8'6"

Bedroom
12'8" x 11'4"

Kitchen / Diner
9'1" x 18'8"

Garden
20'4" x 36'6"



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

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CHURCH HILL, WALTHAMSTOW

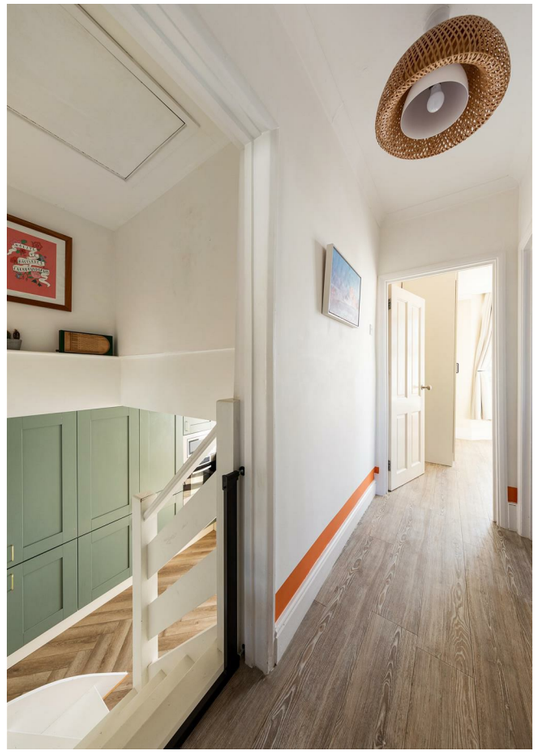
Offers In Excess Of £580,000 Share of Freehold
2 Bed Flat

Features:

- First Floor Flat
- Two Bedrooms
- Kitchen Diner
- Private Garden
- Beautifully Presented
- Share of Freehold
- Under 10 Minute Walk to Walthamstow Central

A beautifully presented two bedroom first floor flat set on the ever desirable Church Hill, just a short walk from Walthamstow Village and Walthamstow Central. With a private garden and a thoughtfully arranged layout that includes a generous kitchen diner, this is a home that balances character, light and practicality in one of East London's most loved neighbourhoods. The surrounding streets are rich with independent cafés, welcoming pubs and small shops, giving the area a warm neighbourhood feel while remaining well connected for the daily commute.

REQUEST A VIEWING
0203 397 9797



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IF YOU LIVED HERE...

Step through your own front door and head upstairs to a bright and welcoming first floor. To the front sits a generous reception room, its large bay window drawing in plenty of natural light and creating an inviting space to settle in at the end of the day. Just along the hallway you'll find the kitchen diner, a sociable room with space for cooking and gathering around the table, ideal for everyday meals or relaxed evenings with friends.

The two bedrooms sit quietly towards the rear, both well proportioned and filled with natural light, making them equally suited to sleeping, working or a mix of both. The bathroom sits centrally for easy access from the rest of the home. From the kitchen diner, stairs lead down to your private garden, offering a peaceful outdoor retreat with plenty of space for planting, outdoor dining or simply enjoying a quiet moment in the fresh air.

WHAT ELSE?
· Under 10 minute walk to Walthamstow Central station for the Victoria line and Overground services into Liverpool Street.
· A short stroll to the cafés, delis and restaurants of Walthamstow Village, including the much loved Orford Road.
· Local favourites such as Eat 17, The Queen's Arms and The Village Bakery nearby.
· Easy access to green spaces including Lloyd Park and Hollow Ponds at the edge of Epping Forest.
· Well placed for a range of well regarded local schools including Henry Maynard Primary.
· Church Hill sits in a peaceful residential pocket while remaining close to the buzz of Hoe Street and the High Street.

A WORD FROM THE OWNER...

"This lovely flat has been our home for the past 5 years. The large living room and split level to the kitchen gives a real sense of space and the whole flat is light, welcoming and characterful. Being semi-detached, you are not overlooked and the garden provides a peaceful private outdoor space where you can while away long summer's evenings and the plums that grow there make great jam! Location wise it is ideal, being a 7 minute walk from Walthamstow Central and a stone's throw from Orford Road's pubs and restaurants, and Lloyd park (where there is a farmer's market every Saturday). We will be sad to leave but we know that whoever lives here next will be as happy as we have been!"

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