



Reception Room  
13'10" x 10'11"

Bedroom  
6'9" x 6'2"

Bedroom  
11'6" x 11'4"

Bedroom  
9'10" x 8'6"

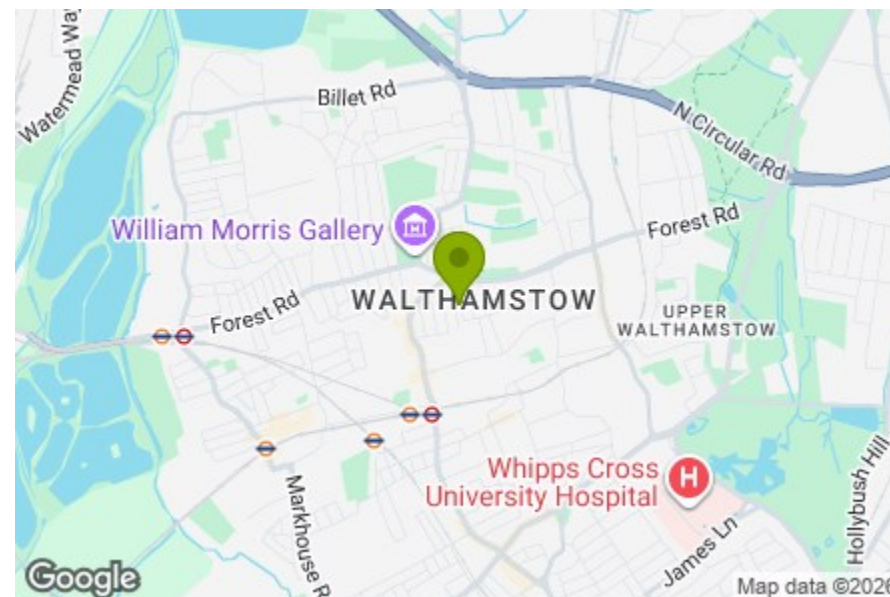
Kitchen/ Diner  
11'8" x 10'9"

Bathroom  
8'1" x 5'10"

Loft Bedroom  
12'0" x 9'7"

Bathroom

Garden  
36'1"



| 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   |                         |           |
| Not energy efficient - higher running costs | (1-20) G    |                         |           |
| England & Wales                             |             | 71                      | 80        |
|   |             | EU Directive 2002/91/EC |           |



## HOWARD ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Share of Freehold  
3 Bed Flat



### Features:

- Three Bedrooms
- First Floor Maisonette
- Shared Garden
- Well Presented
- Quiet Residential Location
- Short Walk to Walthamstow Central Station

A bright and well-presented three-bedroom maisonette, located in one of the area's most sought-after spots, close to Walthamstow Central, Poet's Corner, Lloyd Park and the Village. Despite having so much going on nearby, Howard Road is a quiet one-way street, so it's a win-win situation.

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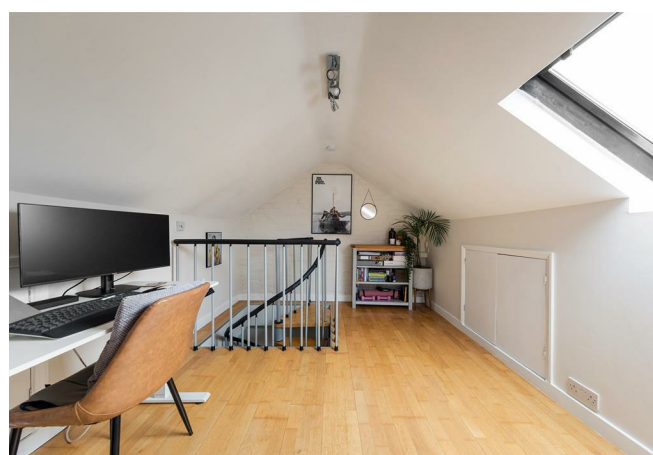
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**IF YOU LIVED HERE.....**

You'd have a thoughtful layout, with a welcoming reception room to the front, framed by a bay window and finished in soft, neutral tones. Built-in shelving adds character, while the proportions feel comfortable and easy to settle into.

To the rear, the kitchen/diner is a sociable space, with pale cabinetry, tiled splashbacks and room for a dining table beside the window. The bathroom sits just beyond, while the shared garden offers useful outdoor space, stretching to around 11 metres.

There are two well-presented bedrooms on the first floor, along with an additional smaller room that could work well as a nursery, study or dressing room. From the living room, a statement spiral staircase leads up to a generous loft room, complete with eaves storage and a Velux window, making it an ideal spot for working from home.

**WHAT ELSE?**

- When it comes to eateries, you'll have heaps of established favourites around Hoe Street and Orford Road, from The Collab, Tonkotsu, Yard Sale Pizza, Sodo and Shri Lakshmi to Peeld, Eat 17, Orford's Fish & Chips and Ruffs Bistro. New arrivals keep the area feeling fresh and full of energy, too.
- Walthamstow Central tube is mere minutes away, meaning you can hop on the Victoria line or Overground and be in the West End or City in less than 45 minutes door to door.
- Lloyd Park is within easy reach for weekend walks, the William Morris Gallery, gardens, tennis courts and the much-loved Saturday farmers' market.



**A 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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