



Fourth Floor
Total Area: 75.8 m² ... 816 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

- Kitchen / Reception Room
22'2" x 12'4"
- Balcony
22'3" x 4'3"
- Bedroom
12'7" x 9'1"
- Bathroom
7'10" x 6'5"
- Bedroom
12'7" x 10'9"
- Shower Room
7'10" x 5'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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	



OLD BREWERY WAY, WALTHAMSTOW Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Fourth Floor
- 816 sq ft
- Open plan kitchen / living area
- Next to St James Street Station

Set within a contemporary development, this fourth floor apartment offers thoughtfully arranged accommodation extending to 816 sq ft. The layout centres around an open plan kitchen and living area, creating a natural hub for daily life and entertaining, while two generously proportioned bedrooms provide flexible accommodation. Positioned on an upper floor, the apartment benefits from a sense of elevation and privacy, with proportions that feel considered throughout. The setting is particularly convenient, with St James Street Station moments away, making this an appealing option for buyers seeking space, convenience and modern apartment living in a well connected part of the area.

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

STOWBROTHERS.COM
@STOWBROTHERS

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0203 397 9797



IF YOU LIVED HERE...

A striking building makes an immediate impression, with clean architectural lines, generous glazing and projecting balconies giving it a confident presence on the street. The overall look feels modern and well maintained, sitting comfortably within its surroundings.

Set on the fourth floor, the apartment opens into a welcoming hallway with built-in storage cupboards neatly incorporated. From here, the kitchen and reception room unfolds as a generous, open-plan setting that lends itself naturally to both everyday living and entertaining. Large sections of glazing draw in plenty of natural daylight, while the layout allows clear zones for dining and relaxing that feel balanced and thoughtfully arranged. Neutral finishes and crisp detailing give the room a refined, contemporary feel, enhanced further by direct access to the balcony.

Running the full length of the living area, the south-facing balcony provides an appealing extension of the home. Elevated views stretch across the surrounding rooftops, and there is ample room for seating and planting, making it an inviting spot from morning through to evening.

The principal bedroom is well proportioned and quietly positioned, with built-in wardrobe storage and a neatly arranged ensuite bathroom. Finished with white tiling, the ensuite includes a bath with an overhead shower and feels clean, modern and carefully detailed. A second double bedroom offers similarly generous proportions, while a separate shower room, finished in contemporary grey tiling, completes the

accommodation with a polished and balanced finish.

Beyond the building itself, the surrounding neighbourhood offers a lively mix of local favourites and green escapes. Everyday treats are close at hand, from the cult pastries of Weir dough Bakery to the independent studios, eateries and creative buzz of CRATE St James Street. A gentle wander brings you to the characterful streets of Walthamstow Village, where cobbled lanes are lined with well known spots such as Berns & the Beans and the much loved The Castle, alongside a mix of independent boutiques. Cultural highlights include the popular Soho Theatre, while nearby green spaces such as St James Park and the expansive Walthamstow Wetlands offer generous room to unwind outdoors.

WHAT ELSE?

Connections are equally well placed, making day to day travel straightforward. St James Street Station is a four minute walk away, offering Overground services straight into Liverpool Street. Walthamstow Central Station is a twelve minute walk, providing fast access via the Victoria line, while Walthamstow Queens Road Station can be reached in nine minutes.



A WORD FROM THE OWNER...

"We've lived here for 7 years and have loved our time here: the location is great for transport, amenities and bars/restaurants, the view is fantastic and it's super efficient to run (we put the heating on about 5 times a year..!). The community is also lovely, both in the flat block and the wider area - there's always something going on and someone available to lend a hand if needed. The flat itself has well sized rooms, a massive balcony and high quality appliances. We're reluctant to leave but need to think about some additional space and garden for our young family."

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