

Ground Floor
Total Area: 58.2 m² ... 627 ft²
All measurements are approximate and for display purposes only

Reception room
13'10" x 10'7"

Bedroom
11'10" x 10'5"

Bedroom
7'4" x 7'0"

Bathroom
7'4" x 5'11"

Kitchen
12'6" x 10'5"

Garden
27'10"



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	70	77
	EU Directive 2002/91/EC	



ST. JOHNS ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Share of Freehold
2 Bed Maisonette



Features:

- Two Bedrooms
- Ground Floor Victorian Flat
- Immaculately Presented
- Share of Freehold
- Private Rear Garden
- Chapel End Corner

A beautifully presented two bedroom ground floor Victorian flat with a private rear garden, set in Walthamstow's ever popular Chapel End corner. With a share of freehold and Wood Street close by for independent shops, places to eat and Overground links, this is a smart, well balanced home in a much loved part of E17.

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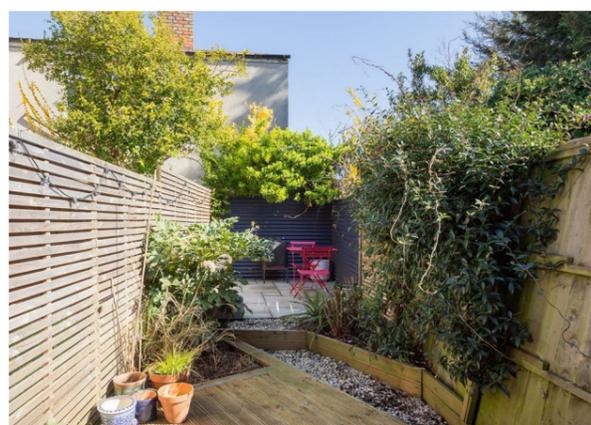
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IF YOU LIVED HERE...

You'd step in through the hallway and find a lovely sense of order straight away. The reception room sits at the front, an inviting space with pale flooring, a generous front window and a dark fireplace giving the room a strong focal point. Just beyond, the principal bedroom is a comfortable double with a calm, restful feel, while the second bedroom is tucked alongside and works well as a child's room, study or guest space. Throughout, the flat is immaculately presented, with a simple, considered finish that lets each room breathe.

At the rear, the kitchen/diner is especially nicely done, with clean lined cabinetry, soft green tiled splashbacks and room to sit down properly for meals. A glazed door brings in the

garden outlook and opens straight onto your private rear garden, a neat, low maintenance space with decked seating and leafy borders. The bathroom sits just off the hall and is finished in classic white tiling, with a shower over the bath.

WHAT ELSE?

Chapel End has long been one of Walthamstow's most well loved corners, and from here you're brilliantly placed for the best of Wood Street. Independent shops, cafes and everyday essentials are all nearby, while Hollow Ponds and Epping Forest are close at hand when you want greener surroundings and longer walks. You're also well positioned for Walthamstow Village and the wider neighbourhood, making this a home that feels both connected and quietly tucked away.



WORD FROM THE OWNER...

"I've absolutely loved living here for the past seven years. It was my first home purchase, and I've truly made it my own.

The area has improved so much over time. Just a stone's throw away, Chestnut Fields has been transformed into a beautiful new wildlife wetlands reserve, while Lloyd Park and the William Morris Gallery are only a short 7-minute walk. Epping Forest is also just 10 minutes away, so having such easy access to nature has been incredible, perfect for walks, runs, and bike rides out into the countryside.

There are some fantastic local spots too. Ruttle & Rowe, just around the corner, is a great place to grab a morning coffee before work. Wood Street is only five minutes away and has some of the best cafés in the area, especially Wood Street Bakery, which genuinely does some of the best pastries you'll ever have!

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