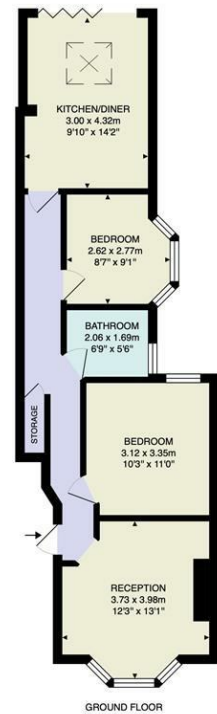




GARDEN IS APPROX. 6.65m x 5.1m



Total Area: 58.2 m<sup>2</sup> ... 626 ft<sup>2</sup>

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.

- Reception  
12'2" x 13'0"
- Bedroom  
10'2" x 10'11"
- Bathroom  
6'9" x 5'6"
- Bedroom  
8'7" x 9'1"
- Kitchen/Diner  
9'10" x 14'2"
- Storage
- Garden  
21'9" x 16'8"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	71
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## COPPERMILL LANE, WALTHAMSTOW

Offers In Excess Of £500,000 Share of Freehold  
2 Bed Flat



### Features:

- Ground Floor Flat
- Two Bedrooms
- Private Rear Garden
- Share of Freehold
- Close to St James Street Station
- Beautifully Presented

A beautifully presented two-bedroom ground floor flat on Coppermill Lane, well placed for St James Street Station, the greenery of Walthamstow Wetlands and the everyday ease of nearby shops, cafés and transport links. With a private rear garden and a share of freehold, it offers a calm, well-connected spot in one of E17's most quietly loved pockets.

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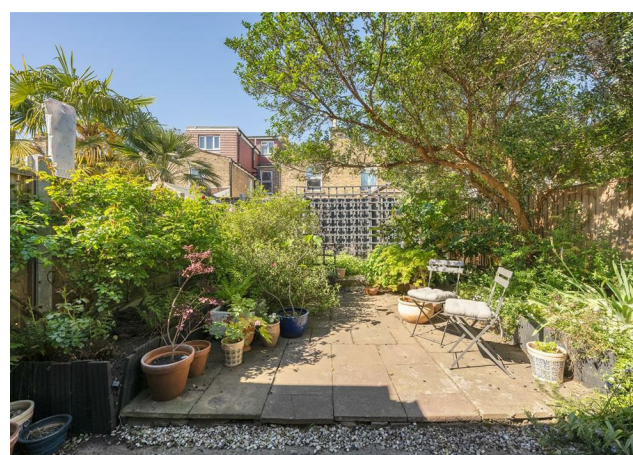
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#### IF YOU LIVED HERE...

You'd step into a practical hallway, with built-in storage helping to keep the entrance neat and useful. At the front of the home, the reception room has a lovely bay window, bringing in natural light and creating an inviting space to unwind, read or gather with friends.

The principal bedroom sits just behind the reception, while the second bedroom is positioned further along the hall, making the layout feel nicely balanced. Between them, you'll find the bathroom, keeping the flow simple and easy for day-to-day living.

To the rear, the kitchen/diner opens out to the private

garden, giving the home a natural connection to outside space. It's an easy room to imagine as the heart of the flat, with room for cooking, eating and slow weekend mornings before opening the doors to the garden in warmer months.

#### WHAT ELSE?

- St James Street Station is close by, offering Overground connections towards Walthamstow Central and Liverpool Street.
- Walthamstow Wetlands is within easy reach, with reservoirs, walking routes and open skies close to home.
- CRATE St James Street is nearby too, bringing independent food, drink and creative businesses to the local neighbourhood.



#### 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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