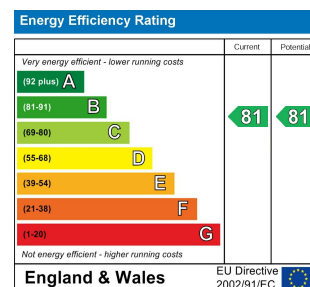


Entrance Hall  
Cupboard  
Bathroom  
7'10" x 5'2"  
Bedroom  
13'9" x 8'2"  
Kitchen / Reception Room  
19'4" x 17'0"  
Master Bedroom  
18'0" x 9'10"  
Ensuite  
7'10" x 4'3"

TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)  
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  
Made with Metropix ©2015



## STAINFORTH ROAD, WALTHAMSTOW Offers In Excess Of £465,000 Leasehold 2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Flat
- Large Open Plan Kitchen and Reception
- Chain Free
- Principal Bedroom with En-Suite
- Second Double bedroom and Separate Bathroom
- Further Communal Gardens
- Ideal First Time Buy
- Moments From Walthamstow Central
- Close to Village
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold

A bright and well-presented two bedroom apartment, set moments from Walthamstow Central and within easy reach of Walthamstow Village, with its much-loved mix of cafés, pubs, restaurants and independent shops close by.

**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

REQUEST A VIEWING  
0203 397 9797



#### IF YOU LIVED HERE...

Everyday life would centre around the large open plan kitchen and reception, a sociable space with room to cook, dine and unwind. The kitchen is neatly arranged with sleek cabinetry, integrated appliances and a breakfast bar, while the reception area feels calm and welcoming, with wood-style flooring, soft neutral tones and plenty of natural light.

Both bedrooms are doubles, giving the layout a lovely sense of balance. The principal bedroom has its own en-suite shower room, while the second bedroom is served by a separate bathroom, finished in a clean, modern style. There's a calm, easy flow throughout, with simple finishes that make the apartment feel ready to move into.

#### WHAT ELSE?

The apartment is offered chain free, making it a particularly appealing option for first time buyers looking for a smooth and straightforward move.

Residents also have access to further communal gardens, with a broad lawned space offering a welcome pocket of greenery.

Walthamstow Central is just moments away, with excellent transport links via the Victoria line and Overground, while Walthamstow Village is close by for relaxed weekends, good food and a strong local neighbourhood feel.



#### 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

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM