



Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Reception Room  
17'3" x 10'6"
- Bedroom  
10'10" x 10'4"
- Kitchen  
9'8" x 8'4"
- Bathroom  
10'9" x 5'1"
- Bedroom  
11'11" x 9'6"
- Garden  
29'6"



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	72	78
	EU Directive 2002/91/EC	



## BLACKHORSE ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- First Floor Flat
- Two double bedrooms
- Large lounge
- Newly fitted kitchen
- Chain free
- Private section of garden

Positioned on the first floor, this two-bedroom flat offers a generous and easy-flowing arrangement with a strong sense of comfort throughout. A large lounge forms the heart of the home, providing a welcoming setting with room to relax or entertain. The newly fitted kitchen adds a modern note, sitting beautifully within the overall feel of the property. Both bedrooms are doubles, offering flexibility and breathing room, while the bathroom has a serene, calming feel. Outside, a private section of garden brings a valuable outdoor element, ideal for enjoying time outside across the seasons. Offered chain free, the property is well suited to buyers seeking a smooth and uncomplicated move.

**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

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#### IF YOU LIVED HERE...

A characterful period frontage features warm brickwork, sash-style windows and decorative arched detailing around the entrance, creating a welcoming first impression from the street. The front door opens into its own entrance hallway, where glazed panels allow natural light to filter through and patterned floor tiles create an appealing sense of arrival before the stairs rise to the home above.

Upstairs, the hallway feels airy and well composed, featuring an original painted balustrade alongside discreet built-in storage. From here, the rooms unfold easily. The reception room sits at the front, perfectly proportioned and enhanced by three windows that draw in plenty of daylight. Pale walls and warm wood flooring create an easy elegance, with fitted shelving and cabinetry adding a considered finishing touch.

The two bedrooms are arranged to offer flexibility, one positioned toward the front and the other to the rear. Both feel comfortable and well sized, with timber flooring and a calm, settled atmosphere that suits everyday living. The kitchen is notably generous, with wooden worktops introducing warmth and texture against the cabinetry. There is plenty of room to move around comfortably, and a breakfast bar adds a sociable note that works well for both

casual meals and unhurried mornings.

The bathroom has a relaxed, gentle atmosphere, with crisp tiling and warm wood accents bringing softness to the room. A window allows daylight to filter in, while a bath with overhead shower completes the space. Outside, the garden is laid mainly to lawn and offers an inviting setting with scope to personalise, whether for seating, planting or time spent outdoors.

The surrounding neighbourhood has a strong local feel, with a mix of independent favourites and open green spaces close by. Café RODI is a popular nearby spot for coffee and informal meet-ups, while The Italian Bakery is well known for pizza and laid-back Italian dining. Social plans are well catered for at Big Penny Social, part of the wider beer mile and a lively place for food, drinks and events. Just moments away, Walthamstow Wetlands offers expansive walks, cycling routes and wide-open views, while St James Park provides a leafy setting for slower afternoons and relaxed time outdoors.

#### WHAT ELSE?

Transport links are particularly convenient, with Blackhorse Road Station a 3-minute walk away, offering Victoria line and mainline services for fast journeys across the city and straightforward connections to key interchanges. St James Street Station is a 10-minute walk, providing direct trains into Liverpool Street and an easy option for commuting or weekend travel.



#### 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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