

Shared Garden
32'9" x 9'10"

Reception Room
17'3" x 11'3"

Bedroom
10'11" x 10'5"

Kitchen
8'6" x 9'9"

Bathroom
4'11" x 7'11"

Bedroom
11'10" x 9'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BLACKHORSE ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Own Front Door
- Own Section of Rear Garden
- Close to Walthamstow Marshes
- Short Walk to Blackhorse Road Station
- Long Lease

A beautifully presented two bedroom first floor Warner maisonette in a well connected part of Walthamstow, with Blackhorse Road station just a short walk away and Walthamstow Marshes close at hand. Set at the end of the terrace, it has a slightly more tucked away feel, while still keeping you close to the neighbourhood's much loved food and drink spots, green space and quick links into central London.

REQUEST A VIEWING
0203 397 9797

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

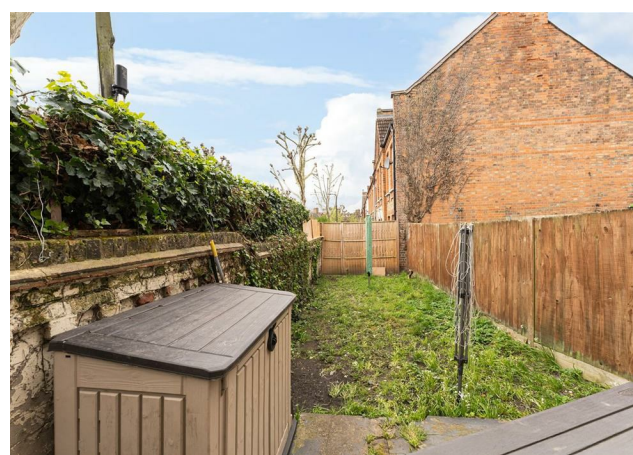
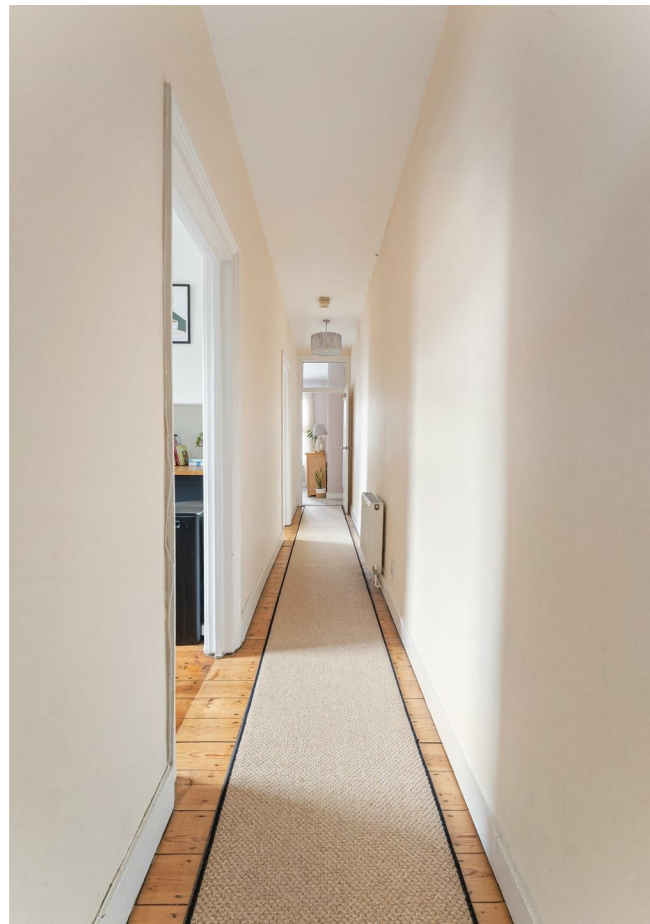
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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



IF YOU LIVED HERE...

You'd come home through your own front door and head upstairs into a classic Warner layout that feels easy to live in and full of character. At the front, the reception room is a generous, light filled space with three sash windows dressed in plantation shutters, bringing a lovely softness to the room. Original floorboards add warmth and texture underfoot, while the proportions leave plenty of room to settle in properly, whether that means stretching out on the sofa or sitting down to eat with friends.

Next along, the first bedroom is a calm and versatile double, currently arranged as a workspace, which speaks to the flexibility of the layout. The main bedroom sits to the rear, quietly positioned and looking out towards the garden, with the same thoughtful finish and easy sense of proportion. Between the two, the kitchen is finished in rich blue cabinetry and warm timber tones, while the bathroom has a corner bath and a simple, practical feel. You also have your own section of the rear garden,

giving you some welcome outdoor space to enjoy when the weather turns.

WHAT ELSE?

Blackhorse Road station is only a couple of minutes away on foot, making day to day travel into central London pleasingly straightforward.

Walthamstow Marshes and the Wetlands are both close by, so you're never far from open green space.

The Blackhorse Beer Mile is within easy reach, with breweries, taprooms and independent spots that give this part of E17 its character.

Being at the end of the terrace gives the home a quieter, slightly more tucked away feel.



A WORD FROM THE OWNER...

"I've loved living in this bright, light-filled flat! The flat is spacious with a lovely kitchen, a garden for BBQs in the summer and great features and storage throughout. The location is a real highlight, with Walthamstow Wetlands nearby as well as both St James Park and Lloyd Park (home to a fantastic food market on Saturdays). You're also close to the Blackhorse Beer Mile, the high street and some great coffee spots! Commuting is really quick with Blackhorse Road station a 2 minute walk away and St James Street about 10 minutes away, making it very easy to get into central London."

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM