



Kitchen/Lounge/Diner
15'8" x 29'1"

Balcony
15'3" x 5'6"

Storage

Bedroom
10'3" x 13'5"

Bedroom
9'1" x 15'10"

Bathroom
7'4" x 6'6"

Storage

Total Area (Excluding Balcony): 76.0 m² ... 819 ft²

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.



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	72
	EU Directive 2002/91/EC	



FULBOURNE ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Modern Build Apartment
- Well Presented
- Over 800 Sq Ft
- Balcony
- Close to Wood Street Station

A well presented two bedroom modern apartment in the Wood Street pocket of Walthamstow, with over 800 square feet of internal space and a generous balcony. You're well placed for the station, with the neighbourhood's independent cafés, shops and everyday essentials close at hand, while Lloyd Park and Walthamstow Village are both within reach.

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IF YOU LIVED HERE...

You'd step into a proper entrance hall, with useful built in storage helping to keep everything feeling neat and easy from the outset. From here, the home opens into a beautifully proportioned kitchen, lounge and diner, a notably generous room with a lovely sense of space thanks to its broad footprint, pale walls and warm timber flooring. The kitchen sits neatly to one side with clean white cabinetry and patterned splashbacks adding a little character, while the rest of the room offers plenty of flexibility for dining, relaxing and working from home. Glazed doors at the far end lead straight out to the balcony, bringing in lots of natural light and adding another welcome layer of usable space.

Both bedrooms sit off the hallway, giving the layout a practical, well considered feel. The principal bedroom is especially impressive in scale, with a large window drawing in plenty of light, while the second bedroom is also a comfortable room with fitted storage already in place. The bathroom is smart and contemporary, finished in soft neutral tones with a full bath and

overhead shower. Altogether, this is a calm, spacious apartment with a straightforward layout and room to properly settle in.

WHAT ELSE?

- Wood Street station is close by for Overground services into Liverpool Street, with Walthamstow Central just one stop away for the Victoria line
- Wood Street has a lovely neighbourhood feel, with independent cafés, local shops and the Indoor Market all nearby
- Lloyd Park is within easy reach for open green space, weekend walks and the William Morris Gallery
- Walthamstow Village is also nearby for good food, coffee spots and old pub corners
- Walthamstow Wetlands and Epping Forest are both accessible for longer walks and fresh air
- There are well regarded schools in the wider area, adding to the long term appeal



A WORD FROM THE OWNER...

"We have loved living in Spring House. The flat is a really special one with so much space and great views, and a lovely community in the building. It's been a wonderful home to us, supported massively by how many great local businesses are in close proximity. Deciding whose pastries are the best will keep you busy for a few weekends (Chocolatine vs. Wood St Bakery) as will enjoying the indoor market on Wood St just a few minutes away... and if you need coffee, you're seconds away from Ruttle and Rowe which in our opinion has the best coffee in E17. The forest is so close for wholesome walks all year round, and everything else that Walthamstow has to offer is so close too."

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