



Reception Room  
16'3" x 15'1"

Bedroom  
10'3" x 12'5"

Bathroom  
7'5" x 5'2"

Kitchen  
7'5" x 7'2"

Bedroom  
10'8" x 9'10"

Bedroom  
14'10" x 17'10"

Total Area: 89.7 m<sup>2</sup> ... 965 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## COTTENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold  
3 Bed Apartment - Conversion



### Features:

- Three Bedroom Apartment
- Situated over Two Floors
- Well Presented
- 965 sq ft
- Close to Walthamstow Central Station

Set on a peaceful residential street in the heart of Walthamstow, this beautifully presented three bedroom apartment unfolds across two floors, offering an impressive sense of space and flexibility. With around 965 square feet of well-planned accommodation and Walthamstow Central within easy reach, it's a home that balances everyday practicality with a location that's hard to beat.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Step inside and head up to the first floor, where the generous reception room immediately draws your eye. A wide bay window fills the space with natural light, creating an inviting setting for relaxing, entertaining or gathering around the dining table. Soft neutral décor keeps the room feeling bright and calm, while the proportions leave plenty of freedom to arrange the space to suit your lifestyle.

Beyond, the separate kitchen is smartly finished with timeless white cabinetry, dark worktops and metro tiled splashbacks, making excellent use of the available space. The bathroom sits alongside, finished in fresh, classic style with pale blue walls, white tiling and a shower over the bath. Completing this floor are two well-proportioned bedrooms, each quietly positioned and finished in the same clean, neutral palette found throughout the home.

Stairs lead to the top floor, where a wonderfully spacious principal

bedroom stretches across the loft level. Dual aspect windows and a skylight draw in light throughout the day, while the generous floor area easily accommodates a large bed, home working space and additional furniture. Thoughtfully presented and ready to move into, the apartment offers a practical layout with a welcoming feel from top to bottom.

#### WHAT ELSE?

Walthamstow Central Station is within easy walking distance, with Victoria line and Overground services providing swift links into the City, the West End and beyond.

You're perfectly placed for everything that makes central Walthamstow so popular, from Crate St James and the independent shops of Hoe Street to Soho Theatre Walthamstow, God's Own Junkyard and the ever-changing selection of cafés, restaurants and bars.

Lloyd Park is nearby for weekend walks, while the expansive green spaces of Walthamstow Wetlands offer peaceful waterside routes, wildlife and one of London's most remarkable urban nature reserves.



#### A WORD FROM THE OWNER...

"The flat is located on a peaceful street. The road is closed off at one end due to the Mini Holland scheme. This has cut out cars passing through and made the street very peaceful. The flat is only two minutes from the East of Eden yoga studio and only five minutes walking from Walthamstow Central tube station. It's in a really convenient location. Lloyd Park is also roughly five minutes away on foot."

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