

Reception Room  
14'2" x 13'6"

Bedroom 1  
12'5" x 11'8"

Bedroom 2  
11'3" x 9'11"

Kitchen  
9'4" x 8'6"

Bathroom  
6'0" x 5'11"



WOOD STREET, LONDON  
£1,800 Per Calendar Month  
2 Bed Flat



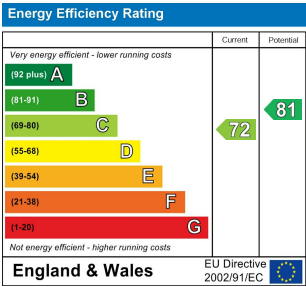
Features:

- Two Bedrooms
- Available Now
- Real Wood Flooring
- Neutral Decor Throughout
- MAXIMUM TWO SHARERS
- Close to Wood Street Station

Located in one of the most dynamic parts of E17, this bright and smartly decorated two-bedroom apartment benefits from all the convenience you'd hope for in a modern purpose-built block. From the spacious reception to the separate kitchen, it's all brilliantly finished.

Nearby, you'll find some of the area's best amenities, with the buzz of Wood Street in one direction, and the charming Walthamstow Village in the other, meaning you've got an excellent choice of transport links too.

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0203 397 9797



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E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

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#### IF YOU LIVED HERE...

Thanks to its great condition, you can instantly welcome friends into your 744 square foot, first floor home. The colour scheme is made up of soft neutrals, resulting in a calm living environment, so you'll enjoy relaxing on your own too.

You'll appreciate that the bright reception room has lots of space, with light flooding in from the west-facing windows. Meanwhile, the separate kitchen has rear access via a balcony area, resulting in a great flow of light. There's plenty of storage thanks to the smart units, while the appliances are high spec.

The bedrooms are just as spotless, and the bathroom is sparkling white with an over-tub shower.

Beyond your home and the communal grounds (where you can relax amongst greenery), you've got some brilliant amenities - Epping Forest's Hollow Ponds is only a short stroll away, where you can even rent a rowing boat during summer months. Head in the other direction for the brilliantly eclectic Wood Street, where you'll find everything from Luke's Cider tap house in the indoor market to the award-winning Chocolate bakery (warning - once you've tried to double chocolate twists, you'll be

hooked). At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, Pillars Brewery and gin palace Mother's Ruin.

Even closer you'll find Lacy Nook, a brilliantly rustic Balkan dining experience. The Lambs Cafe is another great option, especially for a hearty full English or Greek breakfast (after a night out at one of the aforementioned Ravenswood breweries maybe?)

In the other direction, Walthamstow Village is packed with ancient history, as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores.

If you need to escape further afield, you'll be pleased to know that you're only a few minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Overground, or if you're not pressed for time, take a heartier walk to Walthamstow Central for access to the speedy Victoria line (you could also just change one stop down the line from Wood Street to access this).



#### WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, Forest cinema and the nearby Soho Theatre.
- Your new local is the Lord Raglan, a traditional boozer with a sun trap garden and a great selection of drinks and food, including 'spice bag' specials.
- The area is well known for its creative spirit, thanks in part to Wood Street Walls, whose vibrant murals add colour and character throughout the neighbourhood. One of the nearest can be found just outside Lancaster's, a much-loved, community-focused gardening centre, where the friendly and knowledgeable staff are always happy to offer advice on houseplants if you're looking to add a little greenery to your home.

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