

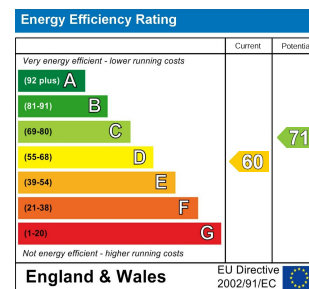


**Studio Room**  
 5.92 x 3.46m  
 19'5" x 11'4"

Second Floor

Total Area: 26.3 m<sup>2</sup> ... 284 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## 25 EXETER ROAD, WALTHAMSTOW

£1,450 Per Calendar Month  
 0 Bed Studio



### Features:

- Walthamstow Central
- All Bills Included Apart From Electricity
- Great For Commuters
- Wi-Fi Included
- Part Furnished
- Separate Kitchen
- Station Location
- Single occupants only
- Available Now

A perfectly located, part-furnished studio apartment on the second floor of a Victorian mid-terrace, with communal courtyard in the beating heart of Walthamstow. You're mere moments from two stations, the Empire cinema and High Street.

Follow the High Street down for our notoriously long street market and stop off for a pint at The Chequers. It's been part of Walthamstow's rich history since 1699 and its menu and jukebox make it top contender for the role as your new local.

REQUEST A VIEWING  
 0203 397 9797

**E11, E7, E12 & E15**  
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 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

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#### IF YOU LIVED HERE

You'll love having all our borough has to offer within such easy reach. Follow the pedestrian walkway joining Walthamstow Central to Queen's Road station around the corner to Ray Dudley Way (named after one of the footpath's founders) and see if you can spot the strikingly executed mural. From Walthamstow Central you're in pole position to explore Hoe Street's vast array of shops and bars on to our picnic-perfect green gem of Lloyd Park.

Inside and your living area comes in at over 200 square feet, with your skylit, dual aspect sleeping quarters artfully segmented from the lounge by an innovative shelf system. There's a wealth of under-eaves storage here as well as a home working spot. The lounge enjoys a south-west facing aspect, recessed spot lighting and plush grey carpeting, while the bathroom's home to a shower cubicle and teal flourishes. Lastly, head into the kitchen for a white tiled backsplash, timber effect cabinets and a leafy view.

Outside you have one of our most sought-after locales just a short walk away –

the historic architecture and leafy, part-pedestrianised streets of Walthamstow Village are a mere ten minutes on foot and home to some of the finest independent cocktail bars, wine bars, restaurants and gourmet pubs for miles around. From the cocktail chic of Eat17 to the cosy fires and undaunted cats at The Nag's Head, there's something for everyone.

#### WHAT ELSE?

- Walthamstow Queens Road overground is just a minute from your front door for the Gospel Oak to Barking line. Walthamstow Central station is four minutes on foot to whisk you directly to Liverpool Street or Oxford Circus in twenty minutes.

- Firing for those fitness goals? Walthamstow Leisure Centre, with gym, classes and a health suite, is a twelve minute walk or three minute cycle away.

- At the end of the aforementioned High Street you'll find the independent entrepreneurs of CRATE St James. If your belly's rumbling then Baggio Burger, which first started as a street food stall outside The Nags Head five years ago, should be your first port of call. Look out for their new restaurant opening soon.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

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