

Reception Room
15'7" x 13'1"

Bedroom
11'7" x 10'10"

Bathroom

Kitchen / Dining Room
13'1" x 9'6"

Garden
9'10"



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

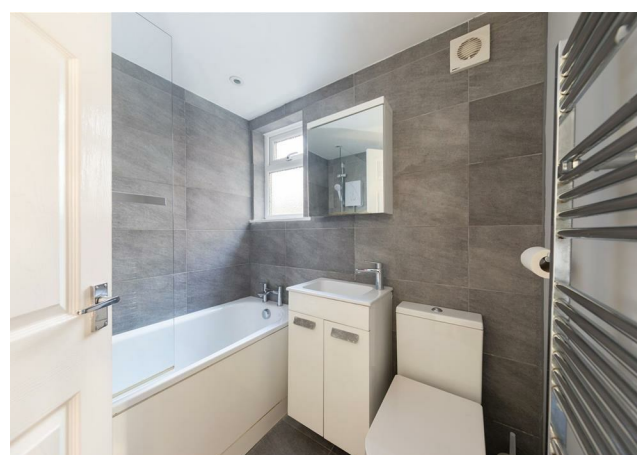
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into your beautiful 608 square foot home. The interior palette is made up of calming neutrals, so settling in will be easy. You'll love relaxing in your reception room, which has plenty of natural light thanks to the generous bay windows, and it's a bonus that the kitchen/diner is spacious enough to act as another living space - handy if you're working from home or entertaining. You'll appreciate that the kitchen is smart and modern, with ample storage, stylish cabinets, glossy tiles and high-spec integrated appliances. Having a separate utility room for laundry will be a game changer too. The bathroom is just as pristine, with sleek tiling and an over-tub shower, and the double bedroom is a great size with plenty of natural light thanks to the rear doors. Step outside and enjoy the patio. You can even make the most of the grill during warmer months. And you don't have to travel far for even more outdoor fun; your new home is a ten minute stroll from the glorious Lloyd Park, where

you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son. Mere minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, an area that's enjoying a fantastic regeneration thanks to the arrival of Walthamstow Soho Theatre there (due to open later this year). You're also a five minute stroll from Europe's longest market, which runs along the High Street. Veer left and you'll reach the nine-screen Empire cinema, or head directly on and you'll find the convenient chains in the 17&Central shopping centre. Walk 12 minutes in the other direction and you'll find the dynamic social hub CRATE St James, buzzing with creative ventures, from independent eateries and florists to yoga studios and boutiques. And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around a half mile on foot and allows quick and direct access to both Oxford Circus and Liverpool Street.



WHAT ELSE?

- New local? How about The Chequers on the High Street, a favourite with many due to its community-focused events and delicious roasts.
- Lloyd Park is six minutes away and home to landscaped gardens, cafes, courts, outdoor gym and skatepark.
- Just two minutes from you is East of Eden, offering yoga and pilates whenever you need to do some serious stretching, while craft beer fans can get their 'exercise' on the Blackhorse Lane Beer Mile, where taprooms include Signature, Exale, Hackney, Wild Card and Truman's - you can be at the first stop within around twenty mins.

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