

57 PENDLESTONE ROAD, LONDON  
£1,750 Per Calendar Month  
2 Bed Maisonette



Features:

- Walthamstow Village Location
- Two Bedrooms
- Available February
- Neutral Decor
- Communal Gardens
- Close to Transport Links

A charming two bedroom purpose built 1950s maisonette deep in the heart of Walthamstow Village. With neatly arranged living space, and large communal gardens, this is a perfect first home in an enviable spot.

The Village is Walthamstow's old town, with buildings dating back to the fifteenth century. Strolling around these beautiful quiet streets you might feel like you're as far from the centre of London as you can be, but of course you're just a quarter of an hour from Kings Cross on the superfast Victoria Line. You'll soon settle in and start finding your favourites from among the many enticing places to eat, drink and relax.

REQUEST A VIEWING  
0203 397 9797

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

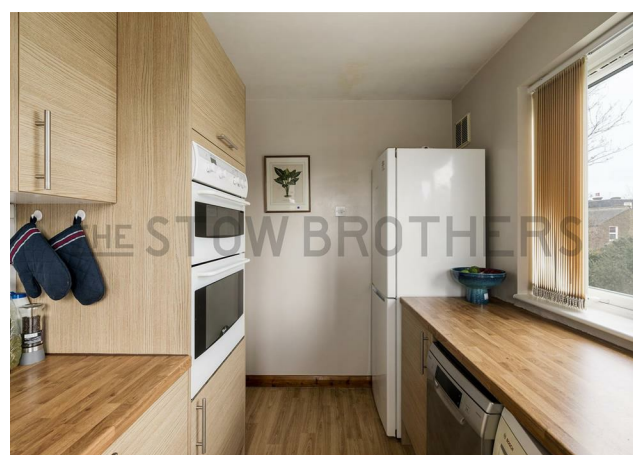
New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





#### IF YOU LIVED HERE...

You'll walk up to the first floor, step into your hallway and turn the corner to find your bathroom on the left. It's half tiled in soft neutrals, with a vanity sink, concealed cistern WC and side taps to the tub. Past the built in hallway storage you'll come to your kitchen, a bright space of almost seventy square foot. Plenty of off white units are complemented by cheerful turquoise backsplashes, and there's an integrated oven & microwave.

Across the hall is your main bedroom, offering 115 square feet of relaxing space, with soft carpet underfoot and large wardrobe with sliding mirror doors. Next is your

lounge-diner of 120 square foot with grey carpet underfoot. Lastly you'll come to your second bedroom, close to sixty five square foot with corner storage. Engineered flooring lies underfoot, and the walls are soft peach.

Your new home is barely half a mile from Walthamstow Central, putting central London as little as twenty five minutes away door to door. As well as the Victoria Line you've got the Overground to Liverpool Street, a pleasant journey of fifteen minutes across the marshes. As for green spaces, Epping Forest is under a twenty minute walk away, and Waltham Forest's green jewel of Lloyd Park is just a mile from you.



#### WHAT ELSE?

- Your new local is The Castle, with great food and gorgeous spaces indoors and out to enjoy your meal. You're also just around the corner from Hucks, a cosy cafe perfect for a few hours with your laptop, or to pick up a sourdough toastie.
  - If you're in the blockbusting mood, the nine screen Empire Cinema is just a twelve minute walk away. ?-
- The paved front garden belongs to your property and the lease is unusually long, so no renewal worries. What's more, with the loft space also falling under your purview, you could also extend the apartment upwards (subject to the usual permissions).

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM