

Fourth Floor

Total Area: 74.3 m² ... 800 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Kitchen / Reception Room
 16'7" x 20'8"

Balcony
 16'9" x 4'3"

Shower Room
 7'10" x 5'5"

Bedroom
 11'6" x 11'7"

Bedroom
 9'1" x 18'5"

Ensuite
 8'2" x 5'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		86	86
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



2 OLD BREWERY WAY, WALTHAMSTOW £2,200 Per Calendar Month 2 Bed Apartment - Purpose Built



Features:

- High Spec Apartment
- Available Now!
- Two Double Bedrooms
- Two Bathroom (En-Suite)
- Open Plan Living Room
- Private Balcony
- Concierge Service
- Communal Roof Terrace
- Secure Bike Storgae
- Close to Stations

A spacious two bedroom two bathroom apartment in a contemporary, designer development just moments from Walthamstow High Street, St James Street station and our newest social hub – Crate St James. Design & Decor is boxfresh and spotless throughout with a private balcony.

Malt Court is a striking designer development, sleek and modern with pleasant communal areas and grounds, including bicycle parking. Cyclists can be at Walthamstow Wetlands, at 500 acres London's largest nature reserve, in just five minutes courtesy of the Q2 Cycleway, which weaves its way right into the heart of the city.

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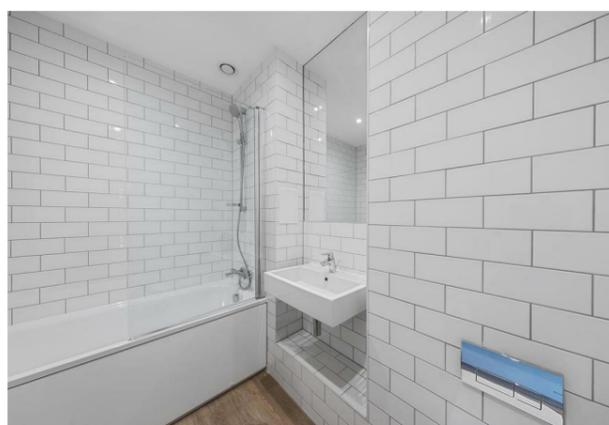
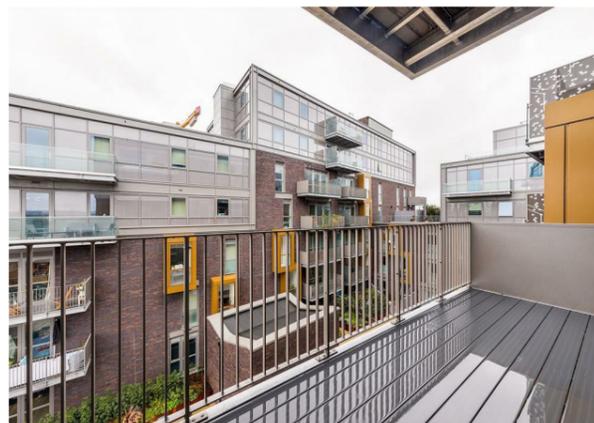
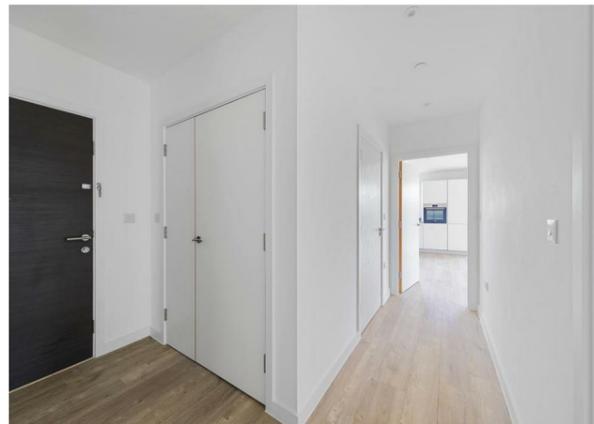
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IF YOU LIVED HERE...

You'll be enjoying brand new, boxfresh fixtures and fittings throughout, with high end appliances in the spacious kitchen/lounge areas, coming in at anything up to a capacious 280 square feet. Stylish engineered hardwood runs underfoot, you have grey splashbacks, a generous suite of glossy white fitted cabinets and a full complement of integrated appliances.

Elsewhere, bedrooms are all generous doubles, finished to the same high standard, with plush grey carpeting, chrome fixtures and designer radiators. Bathrooms are

alternately finished in gleaming white or glossy grey metro tiling, with walk-in rainfall showers. And finally of course there's your private balcony or roof terrace; wonderful outdoor spaces with views over the city.

St James Street station is just three minutes' walk, for direct twenty minute runs to Liverpool Street. Alternatively, Walthamstow Central is just a half mile on foot and will get you straight to Oxford Circus just as quickly via the Victoria line. Walthamstow High Street, home to the longest street market in Europe, starts right next to St James Street, for all the supermarkets, cafes and other amenities you could wish for.



WHAT ELSE?

- Crate St James, home to a rotating array of independent entrepreneurs from cafes to bakeries, breweries and barbers, is less than five minutes' walk. Be sure to try the mouth-watering offerings at Baggio Burger.
- For your new local we have to recommend a personal favourite, The Chequers is a real 'stow institution, a much loved gastropub with a delicious menu and large beer garden, all just five minutes away on foot.
- Current or prospective parents will be pleased to know you have nineteen primary/secondary schools in a one mile radius alone, all rated 'Good' or better by Ofsted. The 'Outstanding' South Grove Primary is just a two minute walk.

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