

- Porch
7'9" x 5'1"
- Reception Room
20'11" x 9'8"
- Kitchen
9'11" x 8'5"
- Bathroom
6'5" x 6'2"
- Bedroom
11'4" x 10'5"
- Bedroom
13'7" x 12'1"
- Garden
39'4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WESTBURY ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold 2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Private Garden
- No Chain
- Central Walthamstow Location
- Good Order Throughout

A well kept two bedroom ground floor flat with a private rear garden, peacefully set on a residential street in central Walthamstow. Offered chain free and presented in good order throughout, the home sits within easy reach of Walthamstow Central, the Village and the lively stretch of independent cafés and shops along Hoe Street, placing daily essentials and local favourites comfortably close to home.

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E17 & E10
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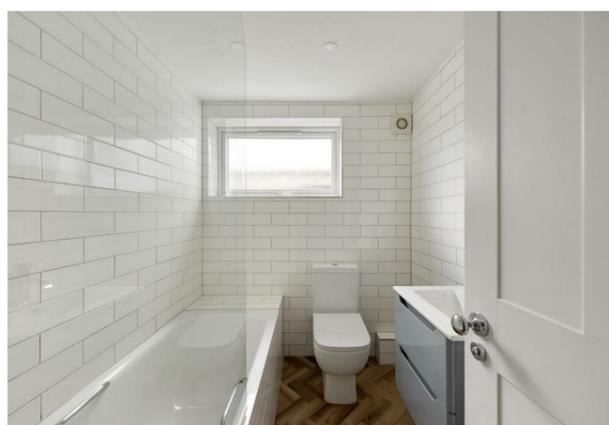
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Step through the porch and straight into your reception room, a bright and welcoming space that forms the heart of the home. Smart herringbone flooring runs underfoot, adding warmth and texture, while the generous proportions leave plenty of room for both relaxing and dining.

Moving through the flat you'll find two well proportioned bedrooms, offering flexible space for sleeping, guests or working from home. To the rear sits the kitchen, neatly arranged and practical for everyday cooking, with a door opening directly out to the private garden. This generous outdoor space offers plenty of room for seating, planting or summer dining, creating a peaceful extension of the living space. The bathroom is positioned conveniently within the layout, completing this well kept ground floor home offered in good order throughout and with no onward chain.

WHAT ELSE?

- A short walk to Walthamstow Central Station for the Victoria Line and Overground services into Liverpool Street
- The cafés, bakeries and independent restaurants of Walthamstow Village are within easy reach.
- Local favourites nearby include Eat 17, Pillars Brewery and The Nag's Head.
- Green open space close by including Lloyd Park and the beautiful Walthamstow Wetlands.
- The shops, food spots and cinema along Hoe Street are all within walking distance.
- Well regarded local schools nearby including Greenleaf Primary School and Walthamstow School for Girls.
- A central Walthamstow setting that keeps everything from transport to parks within easy reach.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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