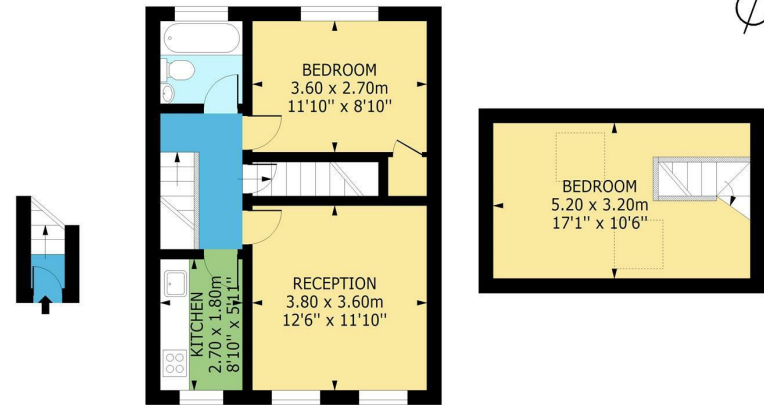


Dudley Road, E17  
Approx. Gross Internal Area 633 Sq Ft - 58.81 Sq M



Reception Room  
12'5" x 11'9"  
Kitchen  
8'10" x 5'10"  
Bedroom  
11'9" x 8'10"  
Bathroom  
Loft Bedroom  
17'0" x 10'5"

GROUND FLOOR  
ENTRANCE

FIRST FLOOR

SECOND FLOOR

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 2/8/2023



ipaplus.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	58	71
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

## DUDLEY ROAD, WALTHAMSTOW

Offers In Excess Of £300,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom First and Second Floor Flat
- Bell Corner Location
- Quiet Residential Road
- Long Lease
- Ideal First Time Buy
- Good Natural light

This bright and spacious one-bedroom flat is situated on a peaceful street in one of our favourite parts of E17. As well as having a spacious loft room in addition to the bedroom, the first floor home benefits from having a separate kitchen and reception - as well as multiple top-class amenities on its doorstep.

Walthamstow Central station is less than a mile away, too, where Victoria line and Overground trains travel to the West End and City in less time than it takes to read a chapter of your book.

**E11 & E7**  
hello11@stowbrothers.com  
0203 397 2222

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

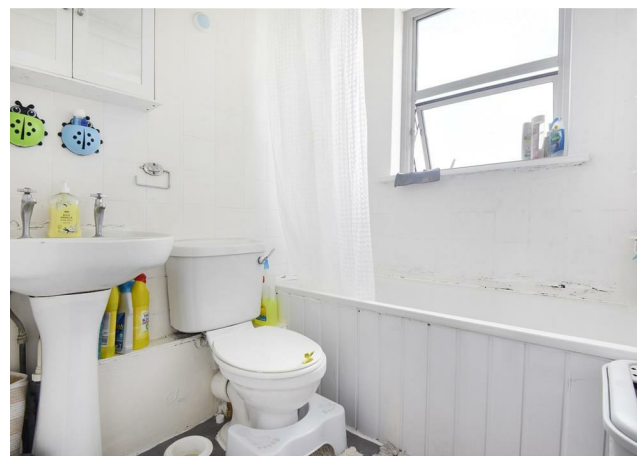
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**IF YOU LIVED HERE...**

If you're a first time buyer, this is a fantastic home to start out... From the day you move in, you're set up well with the reception room, which is full of natural light thanks to the generous windows. The kitchen is conveniently positioned and offers plenty of space for storage, while the double bedroom is nestled at the rear alongside the good-sized bathroom. Head up to the second floor for the loft room, which offers even more chance to spread out.

As for amenities, the whole area is thriving with dynamic new independent businesses. However, this part of Walthamstow also offers a surprising amount of green space. Lloyd Park can be found moments away. As well as the rolling lawns, you'll find two cafes (one of which is currently operated by the ever-popular Deeney's), the charming William Morris Gallery, a skatepark, playground, tennis courts and dog enclosure.

You're also minutes from some brilliant cafes, including vegetarian cafe Buhler, store-cum-cafe-cum-gallery Wynwood Art District and coffee shop Yellow Warbler Walthamstow.

Further along on Hoe Street, Shri Lakshmi and Yard Sale Pizza are all excellent choices, handily offering takeaway. Within a year you'll also be able to enjoy the benefit of being

just a few minutes on foot from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's 'London Borough of Culture 2019 commitment to place culture at the heart of its communities'.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around 0.8 miles and allows quick and direct access to both Oxford Circus and Liverpool Street.

**WHAT ELSE?**

-You've got a great choice of local pubs; Ye Olde Rose and Crown and The Dog & Duck are much-loved by the community and can be reached within around eight minutes on foot.

- If you want a change of scene from the park, head to Fellowship Square for its delightful fountains and community events organised by the local authority.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street and the convenient chains found in the 17&Central shopping centre, which has a fantastic food court operated by CRATE - think eclectic street food in a dynamic box park environment.



**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."

**KIM HEYWOOD**  
E17 BRANCH MANAGER

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