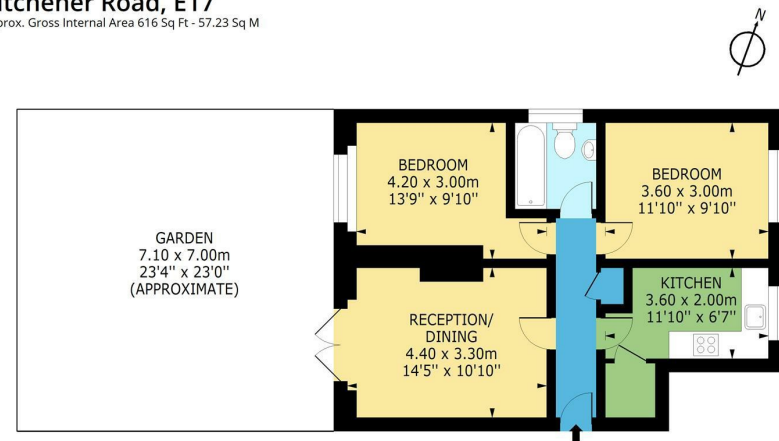


**Kitchener Road, E17**  
Approx. Gross Internal Area 616 Sq Ft - 57.23 Sq M



Reception/Dining  
14'5" x 10'9"

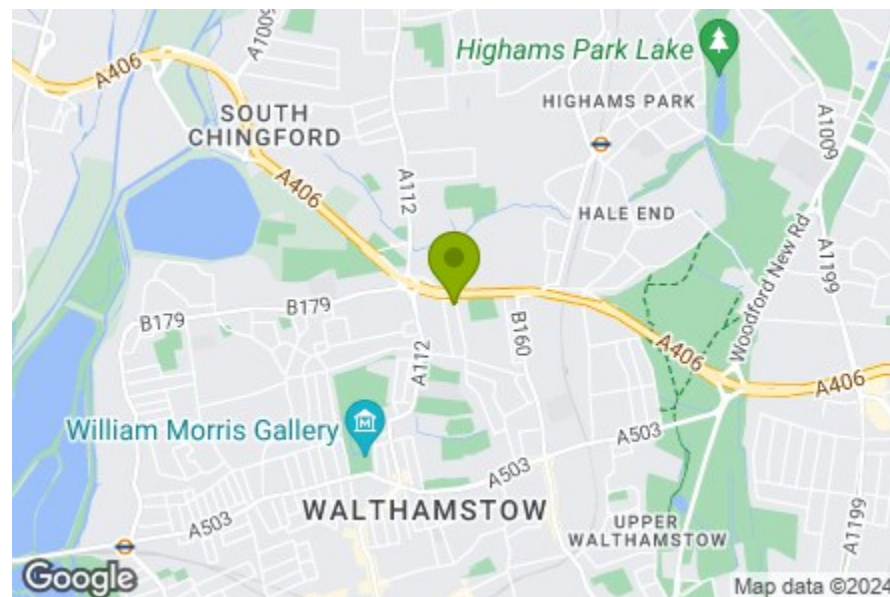
Kitchen  
11'9" x 6'6"

Bedroom 1  
13'9" x 9'10"

Bedroom 2  
11'9" x 9'10"

Garden  
23'3" x 22'11"

**THE STOW BROTHERS**  
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: 18/9/2023



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
	Current: 70 Potential: 78



## KITCHENER ROAD, WALTHAMSTOW

Offers In Excess Of £315,000 Leasehold  
2 Bed Flat



### Features:

- Two Bed
- Ground Floor
- Private Garden
- Bright and Airy
- Quiet Residential Street
- New Lease On Completion
- Good Transport Links to Local Stations

A bright, airy and freshly refurbished two bedroom ground floor apartment, purpose built with private rear garden and dedicated front door. Kitchener Park is just around the corner, while our green gem of Lloyd Park is half a mile on foot.

Home to playgrounds and perfect for morning jogs or evening strolls, Kitchener Park is literally around the corner, just two minutes from your new front door.

**E11, E7, E12 & E15**  
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0203 397 2222

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
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0208 520 3077

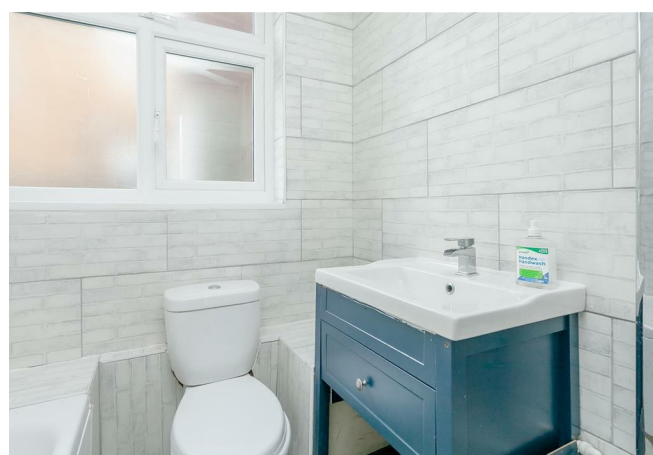
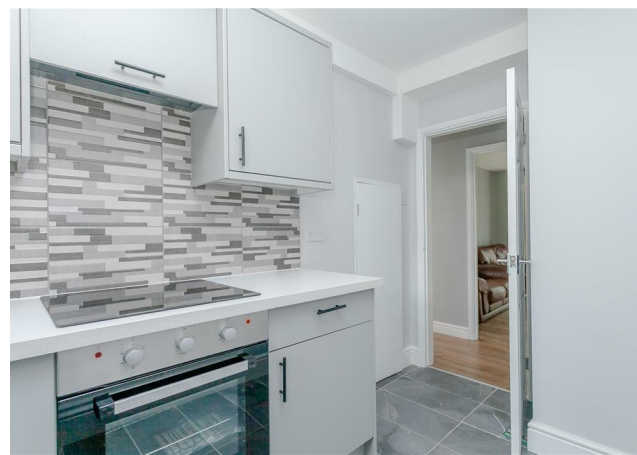
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**IF YOU LIVED HERE...**

You'll step inside to find your bright and generous reception room on your left. Over 150 square feet, finished with a tranquil violet paintjob and pale blonde engineered flooring underfoot. Natural light flows in from the garden via a double glazed set of French doors. Throw these back for your generous rear garden, a great expanse of lawn just waiting to be turned into your bespoke outdoor paradise.

Across the hall from your lounge sits the kitchen, another smartly appointed affair with soft slate vinyl tiles underfoot, smoky grey cabinets, chunky white countertops and a mosaic letterbox splashback. Sleek onyx trim completes the aesthetic. Elsewhere, both bedrooms are generous bright doubles finished in the same soft style as your lounge, while your bathroom is immaculately tiled from floor to ceiling.

As noted, Lloyd Park is just a half mile away on foot, its landscaped gardens and open green spaces home to cafes, courts

and an outdoor gym as well as a wide variety of sports clubs and classes. Plus there's a thriving Saturday market and, of course, the famous William Morris Gallery. You also have the multi million pound sporting facilities of the Waltham Forest Feel Good Centre a little over ten minutes walk away, for an Olympic swimming pool, athletics track, climbing walls and much more.

**WHAT ELSE?**

- Your new local is the Dog and Duck, a charming family friendly gastropub with a beer garden full of beach huts. Just eight minutes around the corner.
- There's a brand new lease available on completion, so no renewal worries.
- Walthamstow Central station is just ten minutes away by bike, mostly a quiet ride through the park or on protected cycleways. From here it's just twenty minutes direct to Oxford Circus or Liverpool Street.



**A WORD FROM THE OWNER...**

"When I first bought the property, I liked how family friendly the area and the street are. Very close to the park and Arsenal training football ground is also close by. Easy access to local amenities, hospital and good schools."

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