

Garden
6'11" x 26'10"

Reception Room
8'8" x 10'3"

Kitchen
8'5" x 9'6"

Bedroom
9'0" x 11'7"

Bedroom
12'9" x 13'5"

Bathroom
6'7" x 8'7"

Total Area: 53.3 m² ... 574 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



MANSFIELD ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Freehold 2 Bed Apartment - Conversion



Features:

- Two Bedroom Apartment
- Ground Floor Victorian Conversion
- Freehold
- Private Rear Garden
- Own Front Door
- Walking Distance to St James Street Station
- Chain Free

This two bedroom apartment on the ground floor a Victorian end-of-terrace house is in a convenient central Walthamstow location close to shops, stations and green spaces. It is in need of some TLC and offers a good opportunity to add value, with its own section of the rear garden and lots of refurbishment potential.

REQUEST A VIEWING
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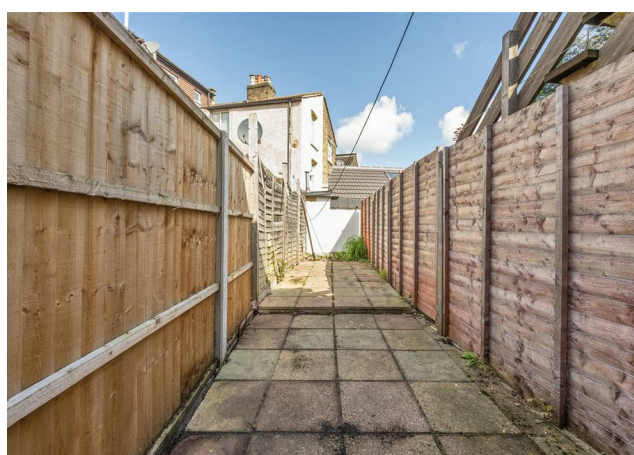
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IF YOU LIVED HERE

You could refurbish the property to make the most of the lateral space on offer, with 574 square feet of space and access to a paved private section of the rear garden.

Entering through your own front door, you come into a hallway that has two built-in storage cupboards and leads directly to the rear living room and two double bedrooms. The main front bedroom has a large sunny south-facing bay window. This is a spacious room, measuring 13'5" by 12'9", with elegant proportions and plenty of space for a large double bed and bedroom furniture. It has a central chimney breast, ceiling cornicing, and great natural light. The second bedroom is also a double, measuring 11'8" by 9'11".

The living room is connected to the separate kitchen, which in turn leads to the large bathroom. The living room has a central chimney breast with a gas fire and a window to the rear garden. A large open doorway leads to the kitchen which potentially has space for a small dining table. In its current configuration it has a breakfast bar and a range of fitted wall and floor cabinets. There's also a tiled splashback and space for freestanding appliances.

The bathroom is located beyond the kitchen. This is generously sized and has recently been refurbished fitted out as an accessible wet-room, complete with fully tiled walls

and a contemporary suite that includes an accessible shower with a seat. A door leads to the long paved garden.

The property is in need of refurbishment and could also benefit from some reconfiguration to provide alternative access to the garden, possibly via the kitchen. It's double-glazed throughout and it has gas central heating.

WHAT ELSE?

- The apartment is in a residential street just moments from all the amenities of central Walthamstow, including the shopping mall, pedestrianised shopping parade, street market, and the Empire Cinema.

- Transport connections are excellent. It's a nine minute walk to St James Street station, and ten-minutes to the stations at Walthamstow Central and Walthamstow Queens Road. St James Street has direct 16 minute journey to Liverpool Street, and Walthamstow Central is on the same overground line to the City and has fast and Victoria Line tube trains to and West End (Oxford Circus 20 minutes).

- There's good access to a variety of high-quality green spaces with local Stoneydown Park less than a ten minute walk away, Lloyd Park and the Lee Valley Park within a 15 minute walk, and the extensive open spaces of Walthamstow Wetlands and Epping Forest 1-2 miles from your door.



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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