



Reception
11'11" x 15'1"

Kitchen
9'4" x 9'7"

Bedroom
8'4" x 15'11"

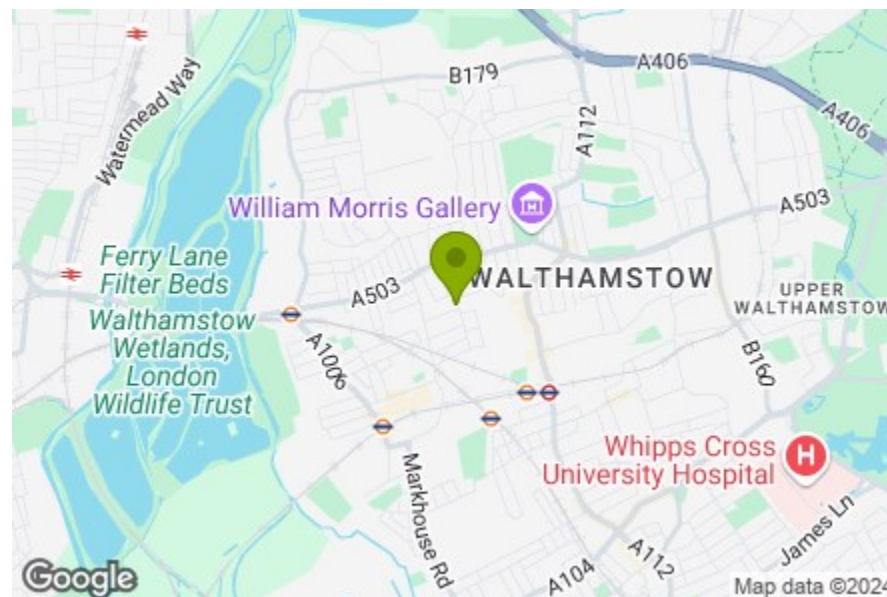
Bathroom
7'4" x 4'11"

Utility

Storage

Total Area: 49.0 m² ... 527 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			
(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		70	76
		EU Directive 2002/91/EC	



ERSKINE ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom
- Beautifully Presented
- Private Garden
- Central Walthamstow Location
- Short Walk to Lloyd Park
- Off Street Parking
- Chain-free
- Short walk to Walthamstow Central and Blackhorse Road Station

Beautifully presented and expertly executed one bedroom apartment with a private garden in a sought after location, close to the Lloyd Park, the multiple amenities on Hoe Street and within easy reach of Walthamstow Central Station for all of your travel needs. Inside the apartment is fresh and immaculate with designer touches throughout; you've got exposed brickwork, wooden panelling and super stylish storage solutions as well as that coveted rear garden.

REQUEST A VIEWING
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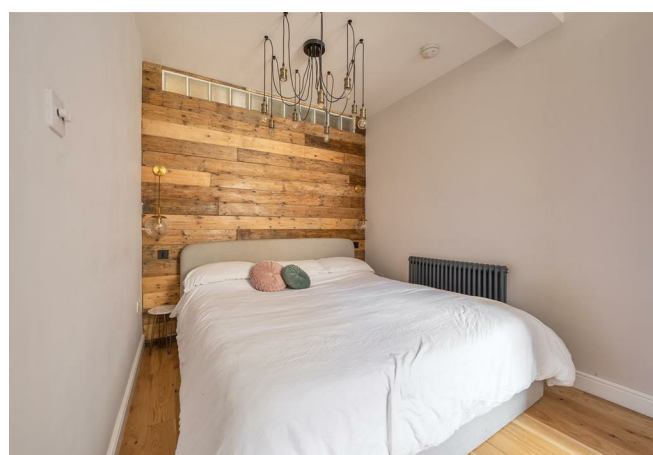
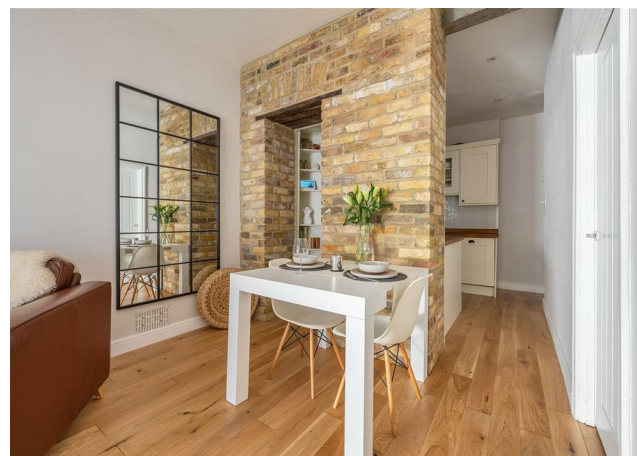
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IF YOU LIVED HERE...

As you step into this peaceful conversion, the flair for design is immediately apparent. To your right you will find your bathroom; glistening white ceramic tiles with contrast dark grout adorn the walls with honeycomb style floor tiles underfoot. The large walk-in shower with glass doors enhances the sense of space in here. The real star of this home is the open plan kitchen and living space, immaculate in presentation, you will love the exposed brickwork on the archway leading to the kitchenette, an attractive architectural feature that adds to the charm of this flat. The kitchen itself is excellently appointed, with integrated appliances, attractive units and wooden countertops perfectly complimenting the wooden flooring that sweeps throughout. This whole area is generously sized, meaning you have space for both dining furniture and sofas. This room opens out via double doors to your low maintenance private garden. This outdoor space is paved, with ample space for a range of alfresco dining and lounging furniture, it really feels like an extension of the home. The Westerly position means you'll enjoy the late afternoon and evening sun, and can sit watching the sunset in the summer from the comfort of your sofa. This apartment is completed by your double bedroom, as stylish as the rest of the home you have integrated storage and a feature wood panelled wall. On the subject of storage, you have an expertly designed utility area, concealed behind sliding doors in the hallway. This clever feature keeps noisy appliances out of the kitchen and helps to keep your new home neat and tidy.

You are perfectly placed here for both commuting and sampling the wealth of amenities E17 has to offer. Walthamstow central is a 12 minute walk away, which runs a frequent tube service through to the West End. Additionally, the Overground train gets you into Liverpool St in 18 minutes. You have some of the Borough's favourite eateries in your immediate locale, including Sodo which serves up delicious sourdough pizzas, local favourite Le Delice which has an extensive menu of homemade favourites or head to Today's Bread for freshly baked loaves, specialist bread making classes and a social co-working space. The many independent shops of Walthamstow Village are a 20 minute walk away.

WHAT ELSE?

- We are already waiting in excited anticipation for the opening of Soho Theatre, Walthamstow with the programme of events due to be released imminently, promising world class theatre and comedy on your doorstep.
- For green space you are a less than 10 mins walk from Lloyd Park - home to the famous William Morris museum, a play park with skate facilities and extensive grassy areas for picnics and games. If you head East from your new home you reach Hollow Ponds on the edge of Epping Forest which boasts a quaint boating lake and stunning rural scenery.
- For cycling fans, there is a fantastic cycle network running through Walthamstow marshes, following the River Lea South you reach both Victoria Park and the Olympic Park.



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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