

St. John's Road, E17



Kitchen / Reception Room  
15'0" x 11'2"

Bedroom  
9'6" x 10'11"

Bathroom

Bedroom  
9'8" x 12'11"

Loft Space  
15'3" x 20'1"

Total Area: 53.2 m<sup>2</sup> ... 573 ft<sup>2</sup> (excluding loft space)  
All measurements are approximate and for display purposes only



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		71	78
EU Directive 2002/91/EC			



## ST. JOHNS ROAD, WALTHAMSTOW

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



### Features:

- Two Bedrooms
- First Floor
- Loft Room
- Short walk to Wood Street Station
- Easy Access to Chestnuts Field
- Chapel End Location

Situated on a quiet, tree-lined street between Walthamstow and Wood Street, this two-bedroom first floor period conversion in a great find for anyone keen to stamp their mark on a property

Not only does it benefit from having loft room, the generously proportioned rooms are full of potential, making it the perfect blank canvas and place to plot your dream home.

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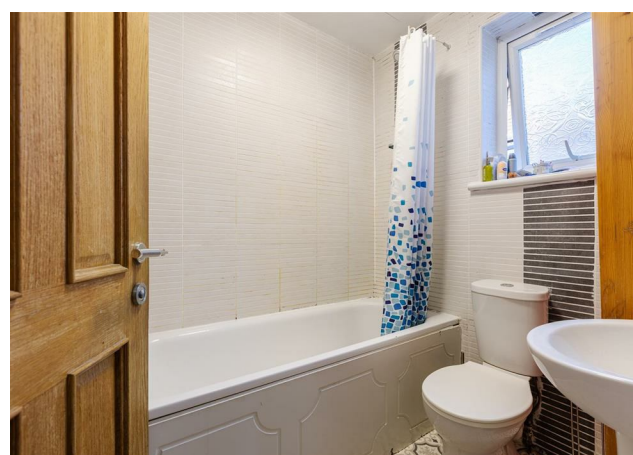
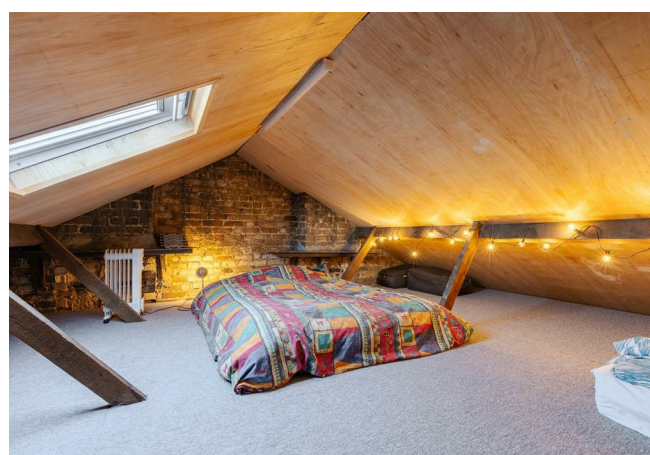
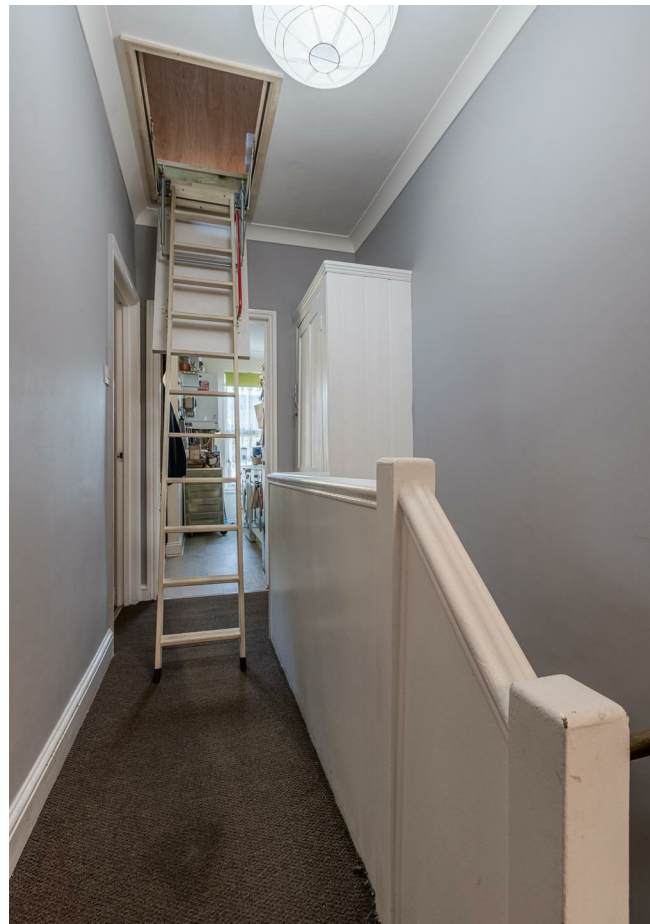
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**IF YOU LIVED HERE...**

You'll love the sense of space that this home provides. You're set up well with the bright front reception room, while the adjacent but still handy separate kitchen/diner is very well placed. Also on the first floor you'll find two good size bedrooms, as well as a bathroom with an over-tub shower. There's also further space in the loft, which has carpeting and ample storage space. If you're feeling creative, you'll have a fun time creating your mood boards and planning your dream home.

Beyond that handsome brick frontage, you'll be pleased to discover that you're within walking distance of a varied mix of outside space including Epping Forest, Lloyd Park and Fellowship Square, the latter of which has a fantastic calendar of events throughout the year.

The excellent coffee shop Ruttle & Rowe is a four minute stroll - perfect for a caffeine fix, while the delights of Wood Street are just a short stretch further. There's the eclectic Wood Street Indoor Market, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, to name just a few of your local hangout spots. Or head in the other direction towards the Bell junction and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler, store-cum-cafe-cum-gallery Wynwood Art District and Yard Sale Pizza.

If getting or staying fit is on the agenda, you'll be pleased to know that the Waltham Forest Feel Good Centre is nearby, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool. Or if you prefer spectator sports, head to see the Walthamstow FC in action and get a true sense of the area's community spirit. The ground is a short stroll away.

**WHAT ELSE?**

- You're only 14 minutes from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- For your new local you couldn't ask for better than The Dog & Duck, a stylish family friendly gastropub - 10 mins from your front door.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as 178 Central shopping centre, which has a fantastic food court operated by CRATE, and mini golf, as well as convenient chains.



**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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