

Bedroom
9'5" x 5'4"

Reception Room
12'6" x 12'5"

Bedroom
12'6" x 12'5"

WC

Kitchen
11'5" x 9'9"

Bathroom
9'4" x 6'9"

Garden
31'2" x 27'10"

Total Area: 72.2 m² ... 778 ft²
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 | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 60 | 65 |
| England & Wales | |
| EU Directive 2002/91/EC | |



ST. BARNABAS ROAD, WALTHAMSTOW Offers In Excess Of £500,000 Leasehold 2 Bed Maisonette



Features:

- Two Bedroom First Floor Flat
- Victorian Maisonette
- Modern Fitted Bathroom
- Easy Access to Walthamstow Central
- Long Lease
- Private Rear Landscaped Garden
- Chain Free

A smartly appointed, pleasantly spacious two bedroom apartment on the first floor of a substantial, handsome Victorian terrace just a half mile on foot from the plentiful amenities of Walthamstow High Street. You have a wealth of vintage features, a dedicated front door and private rear garden.

This outside space is a low maintenance marvel with an immaculate artificial grass, secluded and overhung with thriving screening greenery.

REQUEST A VIEWING
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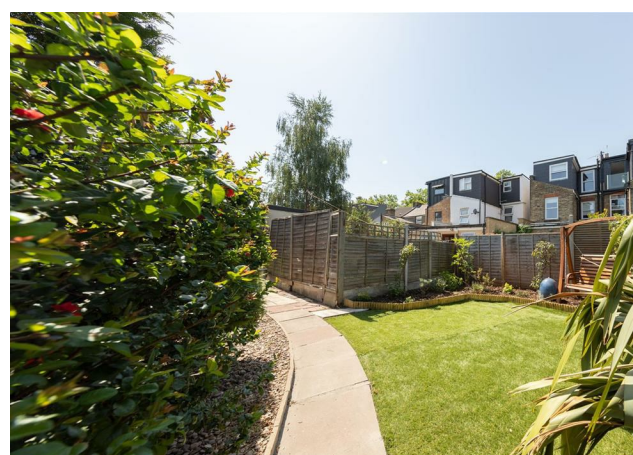
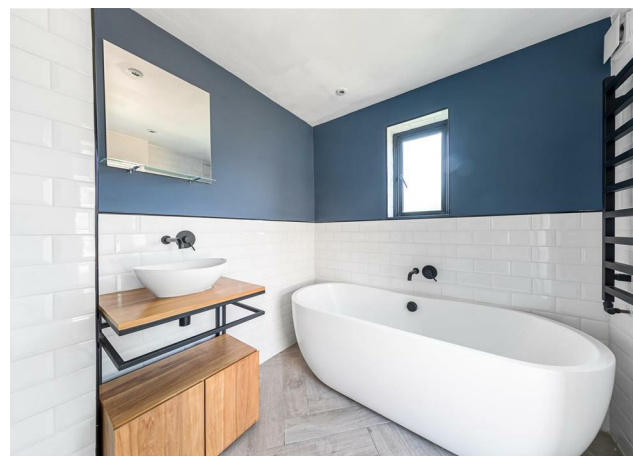
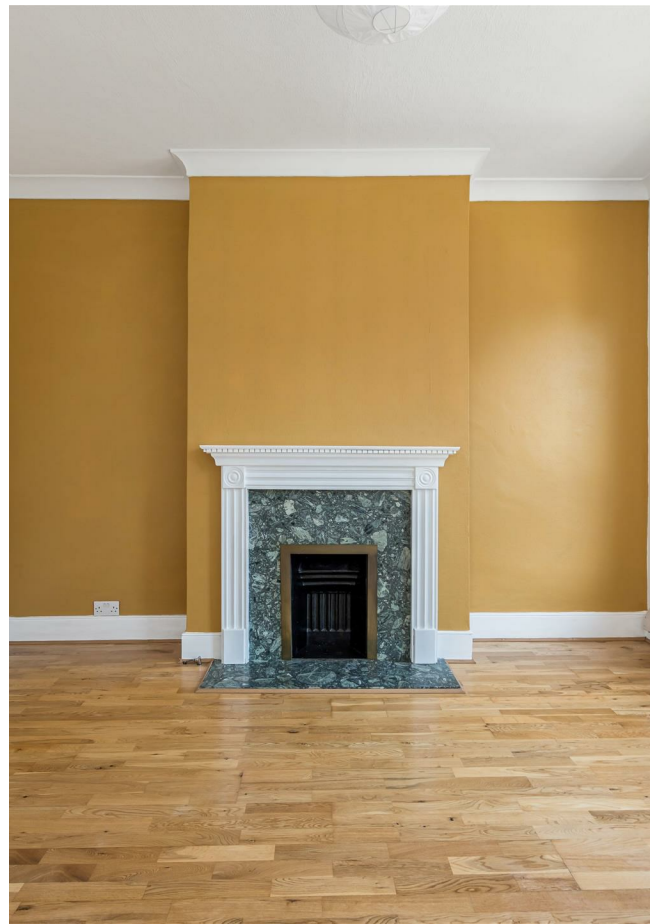
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IF YOU LIVED HERE...

You'll be stretching out in almost 780 square feet of elegantly finished living space, from your immaculately presented external frontage, to tasteful internal Design & Decor which is refined and characterful. Wood engineered flooring, flows underfoot from your hallway into the capacious 150 square foot front reception, featuring an eye-catching fireplace and mantel and double windows allowing for light to be flooded into the room.

Your primary bedroom's similarly stylish, a substantial 150 square foot double, with the more of that lovely wood flooring underfoot and neutral decor to accentuate the brightness of the space. The second bedroom is a good size single, perfect for as office/guest room. To the rear your kitchen has ample worktop space with green tiled splashback, and there's even space for a small dining table. Finally, your bathroom's just as effortlessly contemporary, with crittall style shower screen and herringbone tiled flooring.

Outside, Walthamstow High Street is a half mile on foot, home to

the Walthamstow Mall, the Empire cinema entertainment complex (nine screens and half a dozen adjacent restaurants) and a veritable cornucopia of shops, cafes and bars. All that's not to mention Europe's longest street market, recently enlivened by the addition of the curated Sunday Social stalls and a great spot for fresh produce.

WHAT ELSE?

- For your new local may we recommend The Castle. It's one of the many fine gastropubs in much loved Walthamstow Village and less than fifteen minutes' walk.
- Walthamstow Central station is less than fifteen minutes on foot and will whisk you directly to Liverpool Street or Oxford Circus in just twenty.
- Leyton Leisure Centre, with pools, gym and health suite, is just a half mile stroll away.



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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