

Reception  
15'11" x 11'10"

Kitchen  
11'1" x 7'7"

WC

Bedroom  
16'0" x 10'4"

Bedroom  
11'1" x 9'2"

Bedroom  
11'1" x 6'6"

Bathroom  
9'1" x 5'6"

Total Area: 85.7 m<sup>2</sup> ... 922 ft<sup>2</sup>  
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			
England & Wales		71	75
		EU Directive 2002/91/EC	



## STOCKSFIELD ROAD, WALTHAMSTOW Offers In Excess Of £425,000 Leasehold 3 Bed Apartment



### Features:

- Three Bedrooms
- Split Level
- Immaculately Presented
- Short walk to Wood Street Station
- Communal Gardens
- Easy Access to Epping Forest

An utterly charming split-level three bedroom apartment, immaculate and full of character throughout. It's all sat on the top two floors of a modest contemporary development just moments from our exciting new neighbourhood of Wood Street.

The epic open greenery of Epping Forest is just a half mile on foot, for endless open strolls and runs. Venture a little way in for Hollow Ponds, where you can hire row boats for the most relaxing Sunday afternoon we know.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

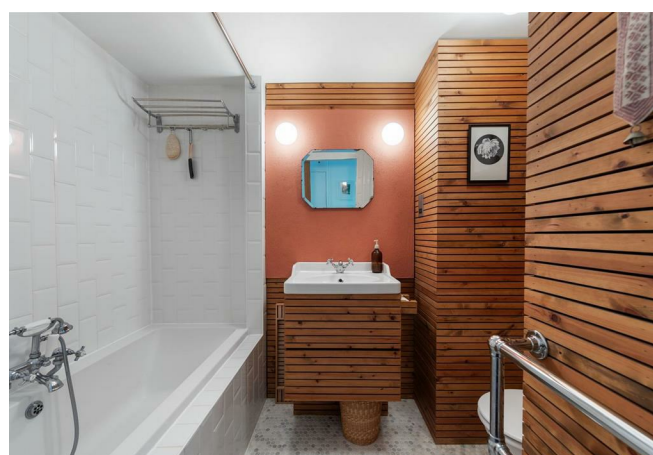
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 397 9797



**IF YOU LIVED HERE...**

Characterful designer touches abound across both storeys, but your kitchen's an especially striking introduction. Oversized smoky grey tiling flows in underfoot from your hallway, leading you through to a stately blend of dark timber worktops and panelling, matt black walls, pendulum lighting, smooth white cabinets and metro tile splashbacks. A handy cloakroom and your 180 square foot reception room, smartly finished and naturally bright, complete your first floor.

Upstairs and your principal bedroom of 160 square feet sits to the front, with twin windows and rich dark timber floorboards underfoot. Bedrooms two and three sit to the rear and are both similarly styled, tranquil spaces. Lovely as all your sleepers are, your bathroom really does brim with boutique style, spa-like bespoke timber panelling runs around the walls, complementing the classic, vintage suite.

Outside and, as noted, you're just a couple of minutes from our ever evolving neighbourhood of Wood Street, home to a growing number of independent cafes, restaurants and gastropubs, including the ever popular Duke E17. Alternatively, take a half mile stroll to Walthamstow Village, for an even greater variety of wining and dining establishments. Be sure to check out the regular Sunday Afternoon Jazz at The Nag's Head.

**WHAT ELSE?**

- Wood Street overground station is just three minutes on foot, and will get you directly to Liverpool Street in twenty, for a door to door City commute of well under half an hour. Alternatively ride one stop for Walthamstow Central and the Victoria line.
- Your new development's arranged around well laid out communal grounds, with green spaces and playgrounds. Great for getting to know the neighbours.
- Parents will be pleased to find three 'Outstanding' primary schools and one 'Outstanding' secondary school, all within an easy twenty minute stroll.



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

"It has been such a joy to live in this flat - incredibly spacious and so well built, with easy access to the bustling shops, cafes and pubs of Wood Street. The Overground station is a three minute walk away, and just up the hill is the Greenway Avenue Community Garden and the gorgeous paths of Epping Forest. The flat itself is filled with light, and stays wonderfully warm throughout winter - indeed, we have rarely had to put the heating on. There is storage galore, meaning the home never feels cluttered. This includes a useful pram shed downstairs, and there are also plenty of cycle hangars around the block. We love being part of the Stocksfield community and have made many close friends here, sharing birthdays and other celebrations in the communal courtyard. Wood Street offers so much, just minutes from the flat - groceries from organic grocer Second Nature or the local Co-Op, fresh pastries from Chocolatine or Wood Street Bakery, coffee from Rebel Coffee, food from the Lacey Nook and Dudley's, visits to the library and playground, drinks at Luke's Cider Tap and the Clapton Craft Depot, and of course shopping at the amazing Wood Street Market, with its antique stalls and record stores. Walthamstow Village and the many microbreweries of Ravenswood Estate are a ten minute walk away, and the wonderful Hollow Ponds not much further. "

**REQUEST A VIEWING**  
0203 397 9797

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**