



Reception Room  
15'10" x 11'5"

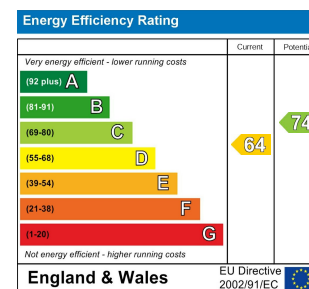
Bedroom  
11'6" x 10'2"

Bathroom  
7'0" x 5'9"

Kitchen / Diner  
14'2" x 10'6"

Bedroom  
18'2" x 14'3"

Total Area: 82.7 m<sup>2</sup> ... 891 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## PRETORIA AVENUE, WALTHAMSTOW

Offers In Excess Of £525,000 Share of Freehold  
2 Bed Apartment



### Features:

- Two Bedrooms
- Split Level
- Beautifully Presented
- Short walk to Blackhorse Road Station
- First Floor
- Close proximity to Walthamstow Wetlands
- Share of Freehold

A beautifully-restored two-bedroom home spread out over the first and second floor of a period conversion. The location is an excellent spot between Blackhorse Road, Walthamstow Central and St James Street, meaning you can enjoy the perks (and transport links) of not one, but three buzzy neighbourhoods. Although the apartment is surrounded by E17's best action, Pretoria Ave is actually a quiet and residential street, and there's plenty of greenery nearby, too

**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  
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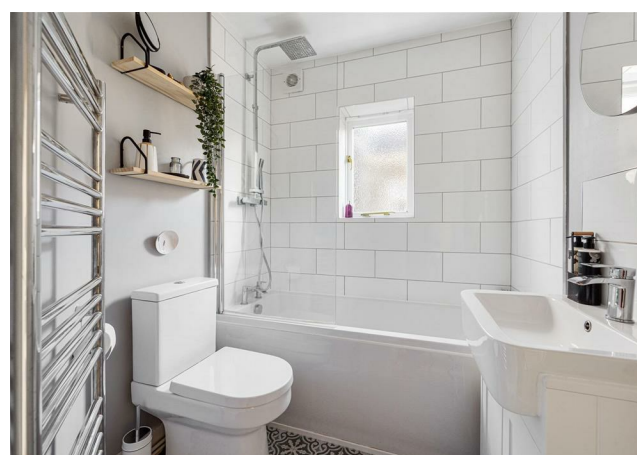
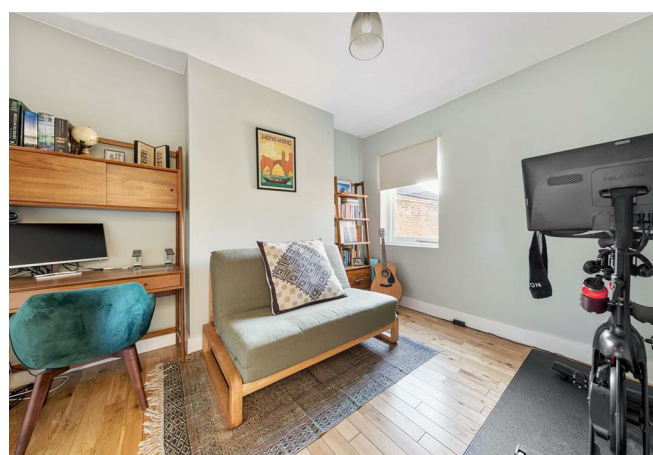
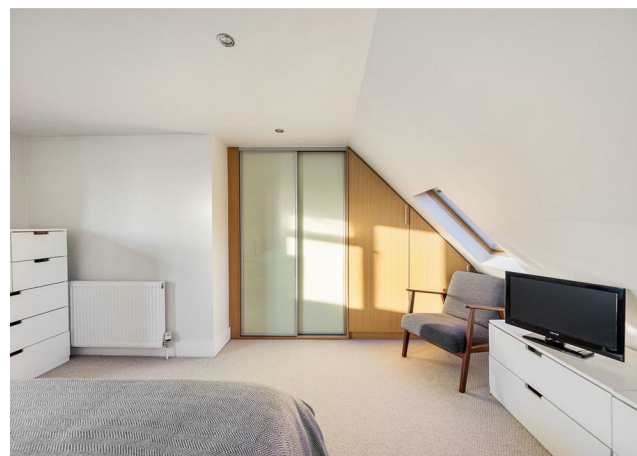
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#### IF YOU LIVE HERE...

You've hit the jackpot with an E17 location - you're surrounded by some of our favourite E17 amenities here, but there's plenty to admire at home as well...

Your reception room is brilliantly bright thanks to the three windows and neutral decor, and you'll really appreciate the features such as the bespoke cafe-style shutters and custom carpentry. The kitchen is just as polished, with sleek units and an integrated oven/hob. As for the bathroom, you can enjoy spotless tiling, pristine fittings and just the right amount of vintage charm.

You'll love being able to spread out over two floors - the bedroom in the converted loft will be a fantastic retreat, especially if you're working from home, but the first floor bedroom is also a great space, with more immaculate decor and timber flooring.

Beyond the front door, you'll be delighted to find that your new home is nestled in between some excellent green spaces; Lloyd Park, Walthamstow Wetlands and St. James Park - all reachable on foot. Jump on a bike and get to them even quicker.

As for urban perks, bear in mind that Conde Nast Traveller recently ranked Blackhorse Road among the UK and Ireland's top destinations to visit this year - and it's just a 10 minute stroll from your front door. Start by exploring the Blackhorse Beer Mile, home

to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and the epic Big Penny Social (look out for events across all of them).

If you head in the other direction you'll find the incredible amenities that Hoe Street has to offer, including the long awaited reopening of the Soho Theatre Walthamstow, and a whole host of award-winning restaurants.

#### WHAT ELSE?

-It's a 10 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in the same amount of time, or hop on the Overground, which zips between Gospel Oak and Barking. Buses are plentiful too. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Overground route to London Liverpool Street.

-New local? How about The Chequers on the High Street, a favourite with many due to its great selection of drinks and delicious roasts.

-Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.



#### A WORD FROM THE OWNER...

"It's going to be so hard to say goodbye to our first home on Pretoria Avenue, having spent five years making it our own. We've felt thoroughly spoiled by the split level design and separate kitchen and dining space that this flat offers - not to mention the HUGE master bedroom and built-in wardrobe, which feels like a real luxury in London properties. We might be biased, but this simply is the best street in Walthamstow - surrounded by welcoming neighbours, a host of amenities on your doorstep, and the lure of the open marshes and stunning wetlands only a short stroll away. Although Blackhorse Road and St James Street stations can get you into central London quickly, we hardly ever leave the area and spend our weekends nipping to local coffee shops, taking long runs down to Hackney and beyond, or sampling the latest offerings from the host of breweries and restaurants that keep popping up around us. But the thing we might miss the most? Friday night Fish & Chips from Bonners just over the road - the best you'll find in E17, guaranteed!"

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