

Total Area: 54.2 m<sup>2</sup> ... 583 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception Room  
14'6" x 11'9"

Bedroom  
9'1" x 11'3"

Bathroom  
5'6" x 7'3"

Kitchen  
8'9" x 7'3"

Bedroom  
8'9" x 7'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## CHINGFORD ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Share of Freehold  
2 Bed Apartment



### Features:

- Two Bedroom First Floor Flat
- Victorian Conversion
- Beautifully Presented
- Share Of Freehold
- Close To Lloyd Park
- Bell Corner Location

A fabulous two bedroom first floor apartment in Walthamstow's Bell Corner, moments from Lloyd Park. Sitting within a Victorian terrace conversion, it's been simply and beautifully finished throughout, and is filled with natural light.

You'll be in a covetable spot, the shortest of strolls from our green gem of Lloyd Park, so you're never far from that breath of fresh air. Plus your commute to the City or central London could be just half an hour.

REQUEST A VIEWING  
0203 397 9797

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

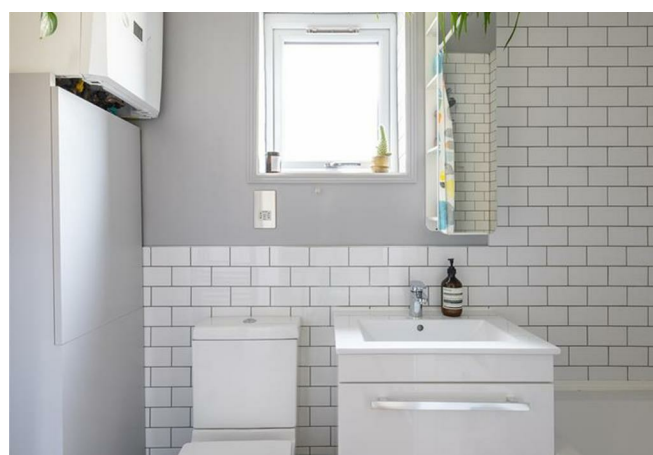
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

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0203 325 7228

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#### IF YOU LIVED HERE...

Head up to the first floor and follow your landing to the rear, and your first bedroom of sixty five square feet. It's perfect as a study, nursery or guest room. Next to that is your kitchen, with glossy white units and tiled splashbacks to match. Solid wood worktops provide a warm aesthetic contrast, matching the open shelves over the double sink. Along the landing is your bathroom, another impeccably finished room with modern white suite and vanity sink.

Your principal sleeper gives you 105 square foot of space, with oak flooring underfoot, as throughout, and bright white walls. To the front you'll find your reception, with twin double glazed sash windows to the street, and a generous 175 square feet of space allowing plenty of space for dining and relaxing. A picture rail runs around the walls in this lovely bright room.

Four minutes takes you into Lloyd Park, and if you want to explore larger green spaces, buses from Forest Road will take you to either Epping Forest or Walthamstow Wetlands within fifteen minutes. If you're heading into town, Walthamstow Central is a quarter of an hour away on foot, with super fast Victoria Line trains to Kings Cross and Overground to Liverpool Street taking around fifteen minutes apiece.

#### WHAT ELSE?

- Your new local is of course The Bell, a grand corner pub with great outside space and a superb Sunday roast.
- Wander up Hoe Street and discover theatre pub Ye Olde Rose & Crown, where you'll often find big name stand ups trying out new material.
- Pick up some fresh sourdough pizza from the newly refurbished Yard Sale just a few minutes' walk from you.



#### A WORD FROM THE OWNER..

"Over the last 8 years, I've loved coming home to this bright, airy flat - whether it's been a day out walking in nearby Epping Forest or the Wetlands, or a drink in one of the cosy pubs in the village.

It's in such a perfectly positioned spot of Walthamstow; Lloyd Park is on the doorstep (the Saturday market is a must), and the station is only a short walk away, so you can get all over London in no time! One of the highlights for me has been coffee on tap, with with three great cafes at the top of the road, and a lovely refill shop that sells delicious organic produce.

I hope the next owners love living here as much as I have (even if they don't like coffee!)."

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