

Bedroom
10'11" x 12'11"

Reception
11'2" x 11'1"

Kitchen/Diner
9'8" x 11'10"

Storage

Bathroom
9'8" x 4'11"

Total Area: 42.6 m² ... 458 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		67	77
		EU Directive 2002/91/EC	



SPRUCE HILLS ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Share of Freehold
1 Bed Flat



Features:

- One Bedroom
- Victorian Conversion
- Ground Floor
- Beautifully Presented
- Short walk to Wood Street Station
- Private Garden
- Proximity to Epping Forest

A sumptuously reimagined one bedroom garden apartment, artfully arranged over the ground floor of a substantial Victorian conversion and bursting with vintage style and character throughout. All just a short stroll from Wood Street.

Even epic Epping Forest is within easy reach. It's less than twenty minutes' walk to London's Lungs, for endless woodlands and greenery.

REQUEST A VIEWING
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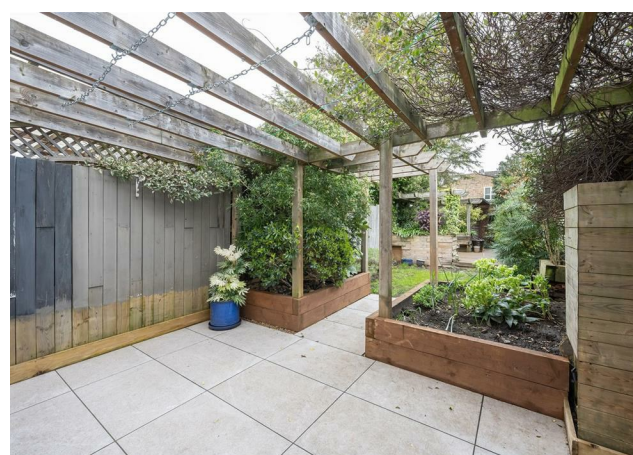
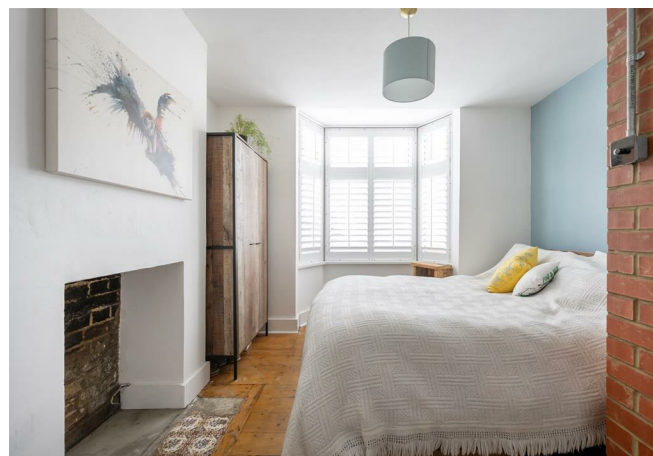
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IF YOU LIVED HERE...

First on the right as you enter will be the covetable double bedroom. In here you have lovingly restored original timber underfoot, as throughout, a wonderful centrepiece in the form of an exposed brick blank hearth with vintage tiling, and a bright bay window dressed in bistro shutters. More exposed brick and industrial accents complete the aesthetic.

Next door your 120 square foot lounge, with another blank hearth sat below a reclaimed timber lintel, is just as desirable. Steel beams run overhead and an open arrangement of exposed brick lays it all open to your kitchen/diner, decked out with white cabinets, timber worktops and metro tile splashbacks. Your bathroom, a striking combination of more metro tiling and a vintage suite including rainfall shower, completes things in style.

Outside and, as noted, our ever evolving new neighbourhood of Wood Street is just five minutes away, home to an ever growing range of cafes and gastropubs, from longstanding favourites like

The Duke to relatively new additions like the much loved Wood Street Bakery. Wood Street overground station is just a half mile on foot, and will get you straight to Liverpool Street in twenty minutes.

WHAT ELSE?

- The multi million pound sports facilities of Waltham Forest Feel Good Centre are just a five minute stroll away, home to everything from an Olympic swimming pool to state of the art gym, courts, climbing wall, trampoline park and much, much more. Whatever your sport of choice you're well catered for here.

- Did we mention your private rear garden? It's an expertly landscaped work of art, with a patio running below a pergola between twin planters before giving way to a lush lawn and ending in a raised deck with bespoke timber seating. Just beautiful.

- Heading to the West End? Walthamstow Central is just one stop and five minutes from Wood Street, for a quick hop to the Victoria line.



A WORD FROM THE OWNER...

"The flat is located in a very friendly and community orientated street, hosting annual events with the road closed off. Everyone is very friendly, it feels safe and I have loved living here. The flat itself is very cosy with a lovely open plan living room and kitchen and has an amazing landscaped garden including an in built outdoor seating area, which feels very quiet given the location. It is perfect to enjoy a cuppa in or to host friends. It is in an extremely well connected location. You have easy access to Walthamstow Village, Wood Street and Walthamstow Central all within a 15-20 minute walk. The outskirts of Epping Forest is a short walk away and if you want to escape out of London the M11 is around a 10 minute drive away. There are a number of buses from the top of Spruce Hills Road that take you directly to Blackhorse Road, Leytonstone, Leyton and South Woodford."

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