

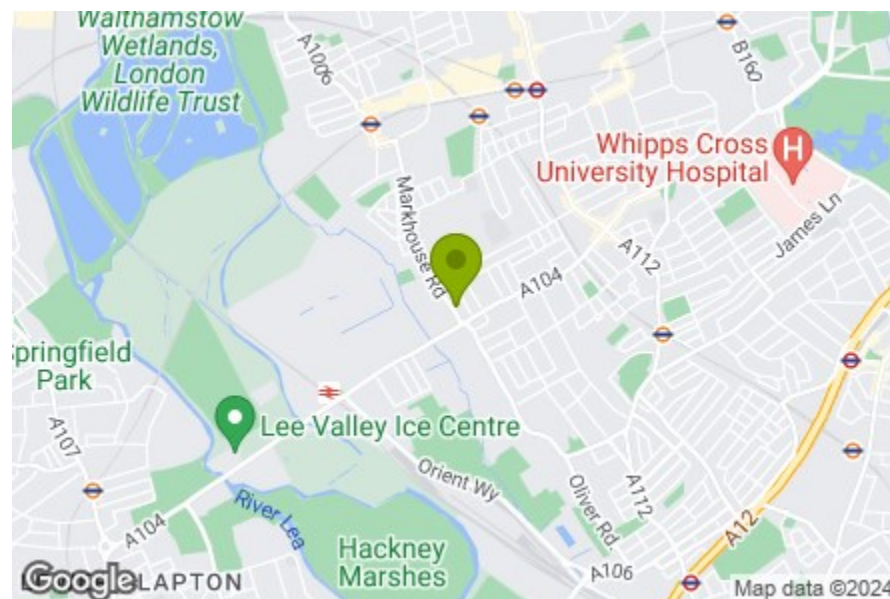
Reception  
14'11" x 14'1"

Kitchen/Diner  
12'3" x 9'7"

Bedroom  
11'4" x 9'7"

Bathroom  
6'6" x 5'11"

Total Area: 53.8 m<sup>2</sup> ... 579 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	EU Directive 2002/91/EC



## MARKHOUSE ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Share of Freehold  
1 Bed Flat



### Features:

- First Floor Flat
- Beautifully Presented
- Share of Freehold
- Close Proximity to Walthamstow Central
- Moments away from St James Street Location

A beautifully presented, first floor, one bedroom apartment combining high quality modern design with lovingly restored period features. All just ten minutes' walk from Leyton Jubilee Park and within easy reach of Walthamstow Central station.

Around twenty minutes from your new front door you'll find Walthamstow Central, where you have a choice of sixteen minute connections to King's Cross via the Victoria line, or twenty minute connections to Liverpool Street via the Overground.

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  
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0203 369 1818

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hellohackney@stowbrothers.com  
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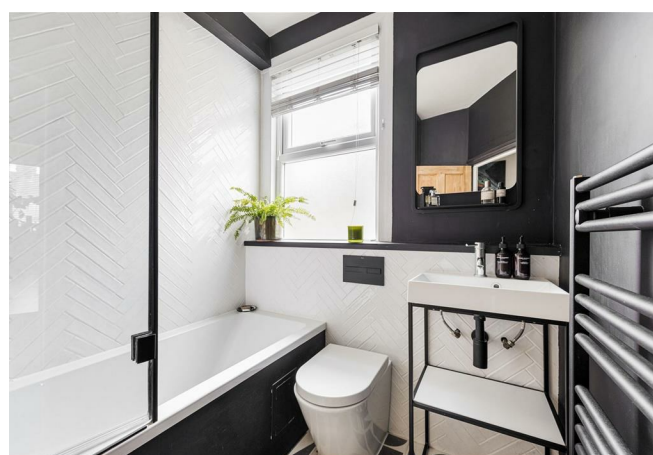
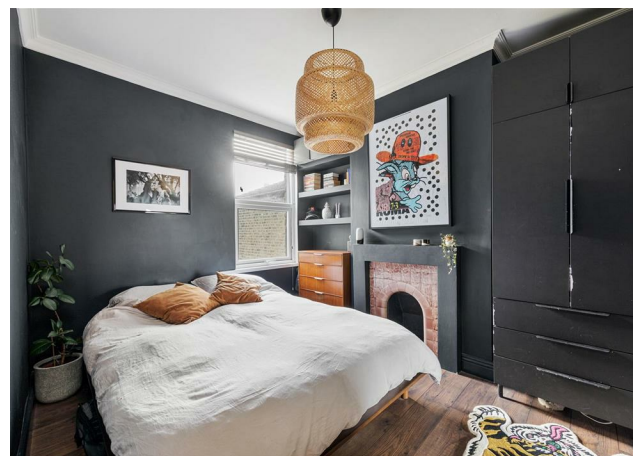
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#### IF YOU LIVED HERE...

To the front you'll find an immediate highlight - your striking, 200 square foot, lounge featuring an ultra covetable exposed brick wall, bright bay window, ornate vintage hearth and mantel and dramatic, dark rich hardwood flooring. Next door you'll find your double bedroom, with more of those smooth engineered floors and another feature fireplace with tiled surround.

The modern style bathroom is a sleek, monochrome affair, with glossy herringbone tiling, a heated towel rail and rainfall shower over the tub. Finally we have your generous, 120 square foot, kitchen and diner. Here the beautiful hardwood flooring and modern monochrome vibes continue, with plenty of matt black cabinets contrasting perfectly with chunky white marbled worktops and glossy splashbacks.

Outside, and you have plenty of green spaces to explore. Just a twenty minute stroll or five minute cycle brings you to the Lea Bridge Road entrance of the vast nature reserves of Hackney

Marshes. Alternatively, take the opposite path and venture North into the lush, greenery of Walthamstow Marshes and Lea Valley. On your way home, grab a bite to eat or sample a local beer at your new local, The Hare & Hounds, or head over to Patchworks, a converted warehouse community space hosting everything from art exhibitions, to pop up food events, live music, open mic nights and DJs.

#### WHAT ELSE?

- Treat yourself to a really special dining experience at Supperclub.Tube, where Latin American inspired dishes are served in the surroundings of a decommissioned tube carriage underneath the Walthamstow Pumphouse Museum.
- For a range of fitness classes, state of the art gym, swimming pool, sauna and steam room, you'll make your way to Leyton Leisure Centre, less than a mile from your door.
- St James Street station is less than a mile on foot, or a speedy bike ride up protected cycleways, for direct eighteen minute runs to Liverpool Street.



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

"After moving to Walthamstow in 2016, as our first owned property together, we have really enjoyed lovingly renovating the house and watching the neighbourhood grow.

Perfectly located between Leyton's Francis Road, Walthamstow Market and Walthamstow Village for all their independent shops and restaurants, all just a short 20min walk away. We are lucky to have green spaces close by in every direction and have loved being close to Walthamstow Wetlands... Surrounded by a growing creative community and neighbours who have lived in the area for twenty plus years, there is a real collective feel to Walthamstow. Something you will soon see with all the events held throughout the year at the Townhall and nearby Llyod Park, from festivals, to bonfire nights, food markets and outdoor yoga!

We have been spoilt with several transport options all close by, St.James Street, Lea Bridge, Walthamstow Central and Blackhorse Road, all getting you around London in no time at all, but we have easily spent many weekends just enjoying the area. Favourites of ours have been Blackhorse Beer Mile, with all it's breweries and wineries, hosting live music and comedy events, all on our doorstep!

We have absolutely loved living here, and now we are married and looking to start a family, hopefully staying in the area, we hope you will enjoy the flat, the area and the community as much as we have."

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