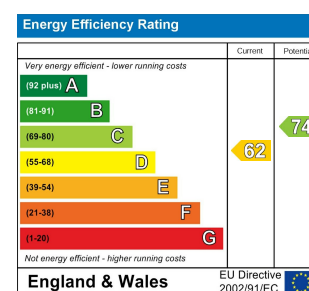




Total Area: 89.7 m² ... 965 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Bedroom
8'7" x 14'1"
- Ensuite
7'8" x 3'4"
- Bedroom
13'2" x 6'6"
- Bathroom
8'0" x 4'9"
- Bedroom
19'2" x 10'5"
- Bathroom
8'4" x 4'7"
- Kitchen/Reception Room
13'4" x 19'9"
- Balcony
14'1" x 4'9"



SHERNHALL STREET, WALTHAMSTOW Offers In Excess Of £600,000 Leasehold 3 Bed Maisonette



Features:

- Three Bedrooms
- Arranged Over Three Floors
- Open Plan Kitchen / Living Area
- Balcony
- Close proximity to Wood Street Station
- Short walk to Walthamstow Central Station

Arranged over three floors, this is an especially generous and naturally bright three-bedroom home, with an impressive open plan kitchen/living area, three bathrooms and a private balcony.

Nearby, you'll find some of the area's best amenities, with the buzz of Wood Street in one direction, and the charming Walthamstow Village in the other, meaning you've got an excellent choice of transport links too. You're also near the cusp of Epping Forest, so there's plenty of nature around.

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

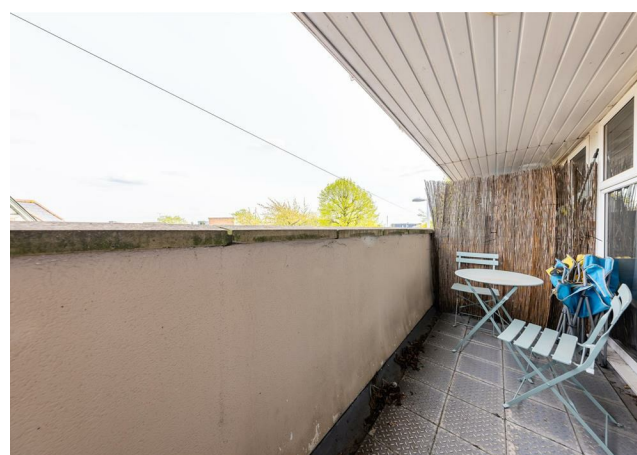
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0203 325 7227

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0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

Thanks to its smart layout, there's a serious amount of space packed in, so you can enjoy spreading out from the day you move in. Take the open plan living area on the second floor, for instance; the smart kitchen area is spacious with room for a full size dining table, while at the front you have space for lounging, with the stairway acting as the perfect room divide. The balcony will be fantastically convenient, with the generous windows letting plenty of natural light into your home, too. Down on the ground floor, you'll find the first of your three bedrooms - along with an ensuite. This bedroom could always act as an office if preferred. Then on the first floor, you have your remaining two bedrooms, one with an ensuite, the ultimate luxury.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street. Not only does it look great thanks to the good work of local mural studio Wood Street Walls, but several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try excellent beer shop-cum-bar Clapton Craft, tasty brunch spot Dudley's and award-win bakery Chocolatine, but there's much more.

You've got more quirky but creative gems in the nearby Ravenswood Industrial Estate, such as the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery

Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. Even closer you'll find Art e Pasta, an Italian sharing plate restaurant with a focus on hand-made pasta - it's perfect for date night or impressing visitors.

Your route to Walthamstow Village takes in some lovely sights, including the St Mary's Churchyard. As for pubs, you're spoilt for choice, with options of locals dotted in all directions, ranging from The Duke and the Lord Raglan to the Nags Head and Castle. If you need to escape further afield, you'll be pleased to know that you're only seven minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or walk 14 minutes to Walthamstow Central for access to the speedy Victoria line. Either way, you can make it to centre of London in less than 45 mins, easy.

WHAT ELSE?

- Parents will be pleased to know you an abundance of great rated schools nearby.
- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 18 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes south east.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, the nine-screen Empire cinema and the convenient chains found in the 17&Central shopping centre.



A WORD FROM THE OWNER...

"We have loved living here these past few years. The location is amazing being just a few minutes walk from the village with all it's shops and restaurants but also Wood Street and being able to go and get our morning coffees and pastries from Chocolatines. During lock down I discovered just how close Epping Forest is and every morning I would take the ten minute walk and be surrounded by nature before I started my working day. The three separate floors means that it was easy to keep work and home life separate and continues to support me with good work life balance. The open plan nature of the top floor made cooking for friends really easy and sociable and one of the things I'll miss is my Saturday morning coffee on the balcony in the summer."

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