

Lounge
11'1" x 10'5"

Kitchen / Dining Area
16'8" x 12'1"

Bedroom
16'8" x 10'5"

Bedroom
12'1" x 11'1"

Bathroom
6'10" x 5'6"

GROUND FLOOR
 APPROX. FLOOR
 AREA 380 SQ.FT.
 (35.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 380 SQ.FT.
 (35.3 SQ.M.)

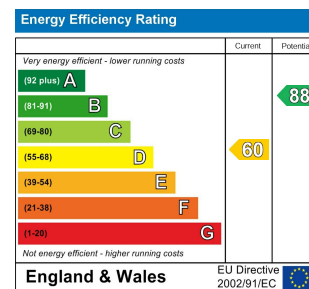
TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

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.
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WINNS AVENUE, WALTHAMSTOW

£1,995 Per Calendar Month
 2 Bed House - Semi-Detached



Features:

- Available Late May
- Two Bedroom House
- Kitchen/Diner
- Beautiful Garden
- Lloyd Park Location
- Permit Parking Available
- Council Tax Band C
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A brilliantly bright two bedroom home, brimming with character, and charm located on Winns Avenue, Walthamstow. Inside, tasteful decor and vintage features are present, while to the rear's an immaculate private garden.

Among the many other local landmarks within easy walking distance of your new home is our green gem of Lloyd Park. Just five minutes away on foot and home to cafes, courts, landscaped gardens, sports clubs, a regular farmers market and much, much more.

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
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 0203 397 9797

E18 & IG8
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 0203 369 1818

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IF YOU LIVED HERE...

A special home in the leafy and ever-popular Lloyd Park area with a beautiful south facing 65ft rear garden. This well proportioned house has been cleverly styled to make a stunning open plan kitchen/diner room, which is not only bright, airy but a great space for friends and family to hang out. The kitchen itself features extensive cupboard and worktop space. At the front of the house is a separate living room with contemporary decor and a beautiful Victorian fireplace, making a wonderful quiet retreat from the rest of the house. Upstairs are two sizable bedrooms and a modern family bathroom. The area is of course home to Lloyd Park itself and the famous William Morris Gallery, and is a short walk to the numerous transport links on offer, including: Underground, Overground and mainline services at one of Walthamstow's many stations.

Outside, you're in a wonderful location, mere moments from one of the most celebrated green spaces in Walthamstow, the luscious and leafy Lloyd Park where you can admire water birds on the lake, or visit the William Morris

Gallery, a museum dedicated to the hugely influential nineteenth century arts and crafts designer. You're also just three quarters of a mile from Walthamstow Central tube, with speedy Victoria line trains to central London in just fifteen minutes.

WHAT ELSE?

- Walthamstow Central station is a fifteen minute walk or five minute cycle and will get you directly to Liverpool Street or Oxford Circus in just twenty minutes via the overground or Victoria line respectively.
- Just ten minutes from your front door is lively Bell Corner, home to the pride of Walthamstow's gastropub fleet, The Bell. Sure to become a favourite.
- Parents will be pleased to learn that you have twenty four local schools rated 'Good' or 'Outstanding' by Ofsted less than a mile away on foot. The 'Outstanding' Greenleaf Primary is just a third of a mile on foot.



A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over 10 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyzu and the Soho Theatre coming soon. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awesomestow'".

JON VASSALLO
MEDIA MANAGER

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0203 397 9797

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