

Reception Room  
12'8" x 11'5"

Kitchen/Diner  
14'4" x 8'8"

Bedroom  
10'11" x 9'8"

Bathroom  
6'2" x 5'8"

Garden  
29'6"



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	



## HAZELWOOD ROAD, WATHAMSTOW

### Offers In Excess Of £425,000 Leasehold 1 Bed Flat



#### Features:

- One Bedroom
- Victorian Ground Floor Apartment
- Chain Free
- Private Rear Garden
- Quiet Residential Street
- Walking Distance to Blackhorse Road Station
- Close to St James's Street

A charming, one bedroom, Victorian ground floor apartment, on a quiet residential street in the heart of Walthamstow. Your private paved garden extends your entertaining and relaxation space and Walthamstow Village is less than a mile on foot.

St James Street station is just moments away, for twenty minute, door to door connections to Liverpool Street. Or walk a little further to Blackhorse Road, and connect with the Victoria line for a twenty six minute door to door journey to King's Cross.

**E11, E7, E12 & E15**  
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**E4 & N17**  
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0203 369 6444

**E17 & E10**  
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**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
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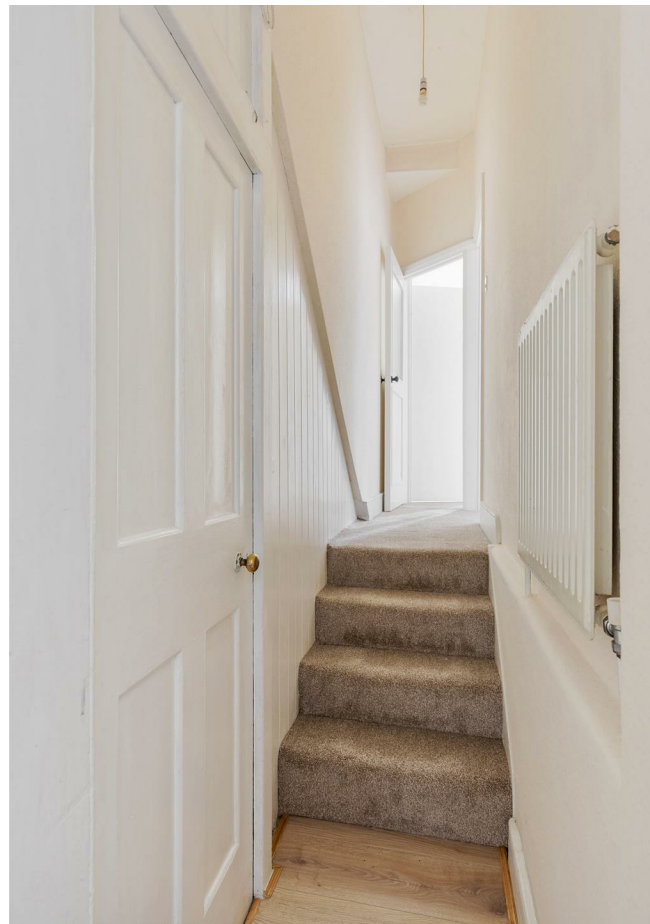
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REQUEST A VIEWING  
0203 397 9797



**IF YOU LIVED HERE...**

Your warm, inviting, 145 square foot reception room has soft velvety carpet underfoot and a bright bay window overlooking your quiet leafy street. The tiled fireplace surround has huge development potential for a feature focal point once you're all moved in, which be long as your new home is offered chain free. The principal bedroom also has a simple, elegant fireplace with mantel and more of that soft, smoky grey carpet, and oerlooks the courtyard to the rear.

Your classic bathroom has glossy, white, floor to ceiling tilework, blonde engineered flooring and a chrome handset shower over the tub. The light, hardwood flooring continues through to your spacious kitchen and diner where you'll also find access to your private rear garden. With pretty planting borders and a large paving slab patio, this is the perfect space for al fresco dining and entertaining during the warmer summer months.

Fresh bread and coffee can be found just seven minutes away at nearby artisan bakery and coffee house, Beaten by a Whisker. Also, well worth the one mile wander, Walthamstow Village has much to offer for weekend entertainment. Nibble on tasty Spanish plates at Orford Road Tapas, visit the relaxing beer garden of the Queens Arms gastropub, or explore the neon utopia of God's Own Junkyard. The expansive nature reserve of Walthamstow Wetlands is seven minutes walking and two minutes cycling from your new home.

**WHAT ELSE?**

- On your way to the Village stop by the converted warehouse space that is now CRATE Walthamstow, for a wide variety of street food, artisan ales and cocktails.
- For delicious, slowly fermented sourdough pizzas and fine craft beers, you only have to walk a few minutes round the corner to True Craft on St James Street.
- Around half a mile away is Walthamstow Leisure Centre, with state of the art sports facilities and a range of fitness classes.



**A WORD FROM THE OWNER...**

Location, Location, Location!

With great transportation, a bustling shopping area and beautiful scenic summer walks particularly in the Walthamstow Wetlands.

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