



Reception  
15'3" x 10'11"

Kitchen/Diner  
14'5" x 8'10"

Bedroom  
16'10" x 13'9"

Bedroom  
11'0" x 10'0"

Shower Room

Eaves Storage  
13'9" x 4'9"

Total Area: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup> (excluding eaves storage)  
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	62	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HAZELWOOD ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedrooms
- First Floor Victorian Apartment
- Arranged Over Two Floors
- Beautifully Presented
- Kitchen Diner
- Long Lease
- Next to St James Street
- Walking Distance to Blackhorse Road Station

An immaculately presented, first floor, two bedroom Victorian conversion. With living arrangements split over two floors, every inch of this thoughtfully designed apartment is a testament to both period elegance and modern craftsmanship.

St James Street station is just a few minutes' walk from your new home, for a twenty minute door to door connection to London Liverpool Street.

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**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

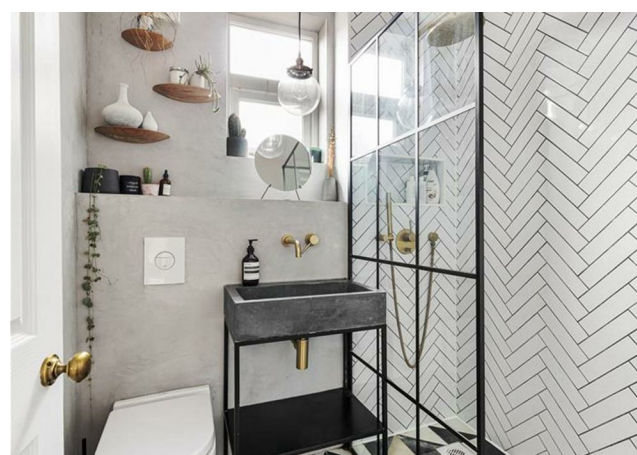
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

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propertymanagement@stowbrothers.com  
0203 325 7228

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#### IF YOU LIVED HERE...

Having undergone a meticulous refurbishment with thoughtful design, the flat is defined by its bright and airy ambiance, boasting high ceilings and an abundance of natural light that pours in from numerous large wooden sash windows. Its contemporary monochrome aesthetic is characterised by immaculate engineered oak wood flooring flowing throughout, sleek black industrial cast iron radiators and a blend of white and concrete plaster grey cement walls. You'll arrive and step through a beautiful open archway into your impressive, 165 square foot, reception room. Stretching the width of your home, light streams in from three of those tall, bistro shuttered, arched sash windows. A generous double bedroom is next, with more of that engineered oak wood underfoot and another large sunny window overlooking the rear of your home. Your refined, rainfall shower room features monochrome tiled flooring with underfloor heating, glossy white herringbone tilework and concrete cement plaster walls. Pendulum lighting falls over a freestanding concrete washbasin and brass fittings provide an elegant contrast. Finally on this floor you'll find your sleek, contemporary open plan dine-in kitchen. Featuring numerous streamlined plywood cabinets with brass hardware, quartz worktops and plenty of space for a dining table and chairs. The walls are finished in the same concrete cement plaster which not only adds a certain edge but you'll find is incredibly durable for its setting. Head upstairs to your beautifully converted loft and find a grand, 220 square foot bedroom with its own French doors and Juliet balcony.

The double skylights brighten up the room even further, adding an extra aspect and you have handy additional storage space built into the eaves. Stroll outside and in fifteen minutes you'll be immersed in the magnificent nature reserves of Walthamstow Wetlands. After exploring, make your way over to the neighbouring Blackhorse Beer Mile, where you can tuck into delicious, healthy eats at SlowBurn or sample some craft ales in the huge beer garden of Big Penny Social. Here you'll also find sports and comedy, open DJ events and yoga classes, but if they don't keep you busy enough then wander further up the beer mile to Hackney Brewery for more in

#### WHAT ELSE?

- Check out CRATE St James, right on your doorstep for a whole host of ever evolving cultural and community concerns, from yoga studios to burger bars.
- Vibrant Walthamstow Village is well worth the twenty minute stroll, for the mouth watering Spanish cuisine at Orford Road Tapas, welcoming beer garden at the Queens Arms gastropub and many, many more fine dining and dining spots.
- Just ten minutes' walk, you have Blackhorse Road station for fast Victoria line connections to King's Cross and Oxford Circus.



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

After several, tough months of looking for the perfect home in Walthamstow, I instantly fell in love with this space. The light that floods throughout, particularly on sunny days, the high ceilings and characterful arches, along with its spacious layout and being spread over two floors, I immediately knew I could turn it into a special haven. I wanted to create a home that was both unique & calm and took advantage of the space and natural light. I've felt truly spoiled having a large separate kitchen diner, perfect for entertaining. The large bright living room has been so peaceful and cosy and the huge loft bedroom has been a tranquil sanctuary away from it all. Hazelwood Road is a peaceful and quiet road yet so close to all the action and everything you might need. The proximity to St James St station and Blackhorse Road make the transport links second to none. With Crate St James St being on your doorstep, as well as numerous coffee spots and a variety of shops and supermarkets, you have everything you might need. In minutes you'll find yourself in countryside, with the open marshes and wetlands, or a short walk takes you up to Blackhorse beer mile for the multiple breweries & eateries. The location truly has it all.

It's going to be incredibly hard to say goodbye to my first home and I hope its new owners will enjoy and appreciate it as much as I have.

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