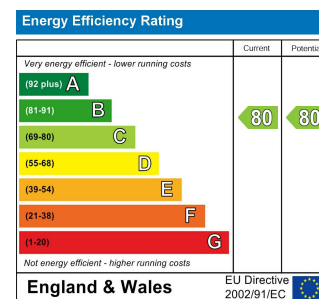


Total Area: 51.8 m² ... 558 ft²

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.



RIVERHEAD CLOSE, WALTHAMSTOW Offers In Excess Of £350,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Two Bathrooms
- Purpose Built Apartment
- Open Plan Reception
- Quiet Cul-De-Sac
- Walking Distance to Blackhorse Road Station

A naturally bright two bedroom, twin bathroom apartment sat on a quiet cul-de-sac moments from our peaceful Walthamstow Wetlands, yet just thirty minutes from central London via Blackhorse Road. Perfect for urban dwellers and nature lovers alike. You have the enviable London luxury of a dedicated off-street parking space here, and drivers can be on the North Circular within a few minutes.

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

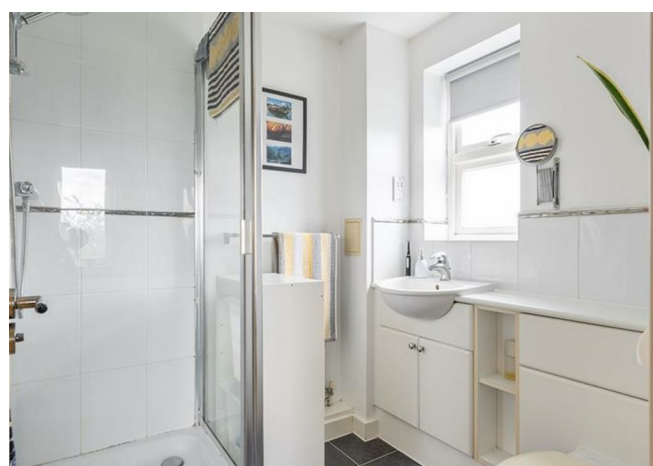
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IF YOU LIVED HERE...

Sat on the first floor of a smart purpose built development, this spacious, bright and characterful apartment is ready for you to enjoy from the moment you move in. Your open plan kitchen/reception is full of natural light thanks to the generous South facing windows, with the warm contrast decor making for a smooth, tranquil space. Blonde hardwood gives way to slate grey floor tiling as you step into the smartly segmented kitchen, with ample storage and an integrated oven.

Both bedrooms are solid, substantial doubles with calm colour schemes, built-in storage and epic waterside views. Perfectly soothing all day long. Your 130 square foot principal sleeper is finished in soft sky blue with glorious horizon-wide views over the Wetlands. You also have a smart en suite with oversized dedicated shower cubicle. Finally, your family bathroom is finished in a soft blue and white palette, with a shower over the luxurious tub.

Step outside and you can be exploring Walthamstow Wetlands in just five minutes, courtesy of the Lockwood Way entrance just around the corner. London's largest nature reserve at 500 acres, this is a splendid spot to have on your doorstep. You also have the Blackhorse Beer Mile on your doorstep, where you'll find some of East London's most exciting craft beer breweries, bars and

street food. Wild Card Brewery Lockwood is just three minutes on foot, and further down you'll find Hackney Brewery, Exale, Signature Brew and the vast Big Penny Social. Venture a little further still for the much-lauded vegan-friendly Slow Burn, and community-centred climbing studio Yonder.

WHAT ELSE?

- Want to escape further afield? It's just a fifteen minute stroll to Blackhorse Road station where the Victoria line will get you straight to King's Cross in around quarter of an hour. Or hop on the overground, which zips between Gospel Oak and Barking Riverside (great for day trips to Hampstead Heath or the Essex seaside). Buses are also plentiful.
- As well as all the breweries, you've got a great local, Tavern on the Hill, a grand old pub given fresh life by the folks from Wild Card Brewery.
- Ride over the River Lee to Stonebridge Lock and you'll find the brilliantly unique Baltic Seafood canal boat, which serves up brilliant dishes such as Turkish mackerel baguettes and calamari. The perfect treat after a waterside ramble.



A WORD FROM THE OWNER...

We have really enjoyed living in our comfortable and peaceful Walthamstow flat for the past 12 years. The tranquil views of the Walthamstow Wetlands combined with the vibrant creative hub along Blackhorse Lane have given us the best of what East London has to offer right on our doorstep. We have many happy memories of our time here, from meeting friends at one of the many breweries on the Walthamstow Beer Mile, or taking lunchtime walks in the wetlands while working from home. We even have a barber (Timmy Tapers) and a bakery (Wild Grains) a 5 minute walk away for a quick haircut and a toastie.

There is a lovely community spirit in Walthamstow, making it a great place to call home. Blackhorse Road station is only a short walk or bus ride away, connecting you to central London quickly on the Victoria Line or Overground, and we are close to the North Circular and M11 allowing an easy journey out of London by car.

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Kitchen/Lounge/Diner

16'4" x 14'7"

Bedroom

12'10" x 10'5"

Bedroom

7'10" x 11'6"

Ensuite

6'2" x 5'9"

Bathroom

6'2" x 6'4"

Storage



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