



1ST FLOOR
APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 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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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		79	79
		EU Directive 2002/91/EC	



BLACKHORSE ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold

1 Bed Apartment - Conversion



Features:

- One bedroom plus study
- Victorian first floor conversion
- Loft space included in demise
- Popular St James street location
- Short walk to tube
- Chain free
- Sperate dining room/study
- Refurbished throughout

A beautiful brick fronted vintage Victorian two bed conversion, packed with ornate original features. Lovingly laid out on the first floor and immaculately styled with artfully restored vintage floorboards and high end paintwork throughout.

You're just one minute from St James Street station, whisking you to directly to Liverpool Street in just eighteen. Closer to home, the famous street market of Walthamstow High Street are on your doorstep and the bars and restaurants of Crate St James are even closer.

REQUEST A VIEWING
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hello11@stowbrothers.com
0203 397 2222

E4 & N17
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0203 369 1818

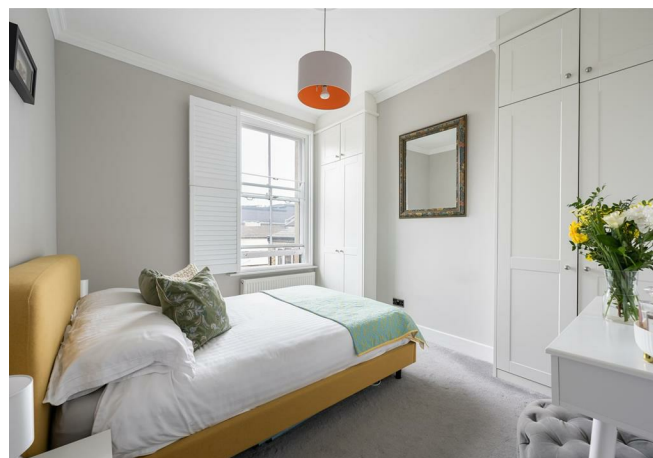
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IF YOU LIVED HERE...

You'll be enjoying an ingeniously designed suite of living spaces. Starting in your spacious sociable 180 square foot kitchen and living area, with lavish letterbox tiling and sleek grey cabinets. Peppered with period features, the original covetable corning frames the high ceilings, while sumptuous sash windows and pretty bistro shutters wash the room in light. Your classic covetable cast iron fireplace is sure to add a cosy ambience on a chilly night.

Rich restored timber floorboards roll out underfoot, giving way to plush grey carpet in your first bedroom. Your bedroom is a 125 square foot soft grey sanctuary the perfect retreat with gorgeous garden views. Your second bedroom follows suit and is a versatile 120 square feet. In your bathroom, soak the cares of the day away in your deep tub, with invigorating rainfall shower overhead, all set against a striking backdrop of sparkling white square tiling.

You'll be surrounded by eclectic eating, exploring and exciting shopping options. CRATE St James is just a three minute walk away and is overflowing with delicious dining options, including the tantalising Italian Bakery serving up sumptuous sweet treats and fresh stonebaked pizzas. As well as St James overground station, you're just half a mile away, on foot or a four minute cycle, from the speedy Victoria line at Blackhorse Road station.

WHAT ELSE?

- You won't have to venture far for a memorable night out, as the famous neon wonderland God's Own Junk Yard and decadent Mother's Ruin gin palace are just over a mile away.
- The vast enchanting expanse of Walthamstow Wetlands, its gorgeous green nature reserve and sparkling stretches of blue water, are all just a fifteen minute stroll away.
- Within a mile you have two Ofsted 'Outstanding' rated Primary Schools, with South Grove Primary just a ten minute walk and Saint Saviour's Primary a fifteen minute stroll away.



A WORD FROM THE OWNER...

We have loved living in this flat for nearly 5 years. It is in such an ideal spot with the shops, cafes, walks and restaurants nearby (personal favourites are The Beauty Lounge and Beaten By A Whisker!). The flat is so bright and airy, it really is a haven in a busy world! We will be very sad to leave.

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Living room/Kitchen

16'0" x 11'5"

Bedroom

11'5" x 10'5"

Bathroom

6'10" x 4'7"

Dining room

13'9" x 9'2"



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