

Reception
14'1" x 11'7"

Kitchen
5'4" x 7'11"

Bedroom
8'11" x 11'3"

Bedroom
8'9" x 7'2"

Bathroom
5'4" x 7'2"

Total Area: 50.6 m² ... 545 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.



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	



CHINGFORD ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- First Floor
- Easy access to Lloyd Park
- Chain-free
- Short walk to Walthamstow Central Station

Nestled between beautiful Lloyd Park and the luxurious Waltham Forest Feel Good Centre, you'll find this stylish, generously proportioned, two bedroom, first floor apartment. Walthamstow Village is also only a fifteen minute stroll away.

You'll travel into the heart of London in just thirty minutes door to door, with Walthamstow Central just a short walk away, where you'll find fast Victoria line and Overground services to King's Cross and Liverpool Street.

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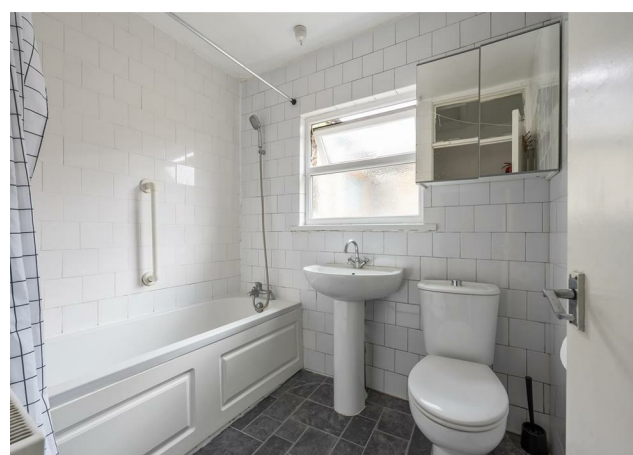
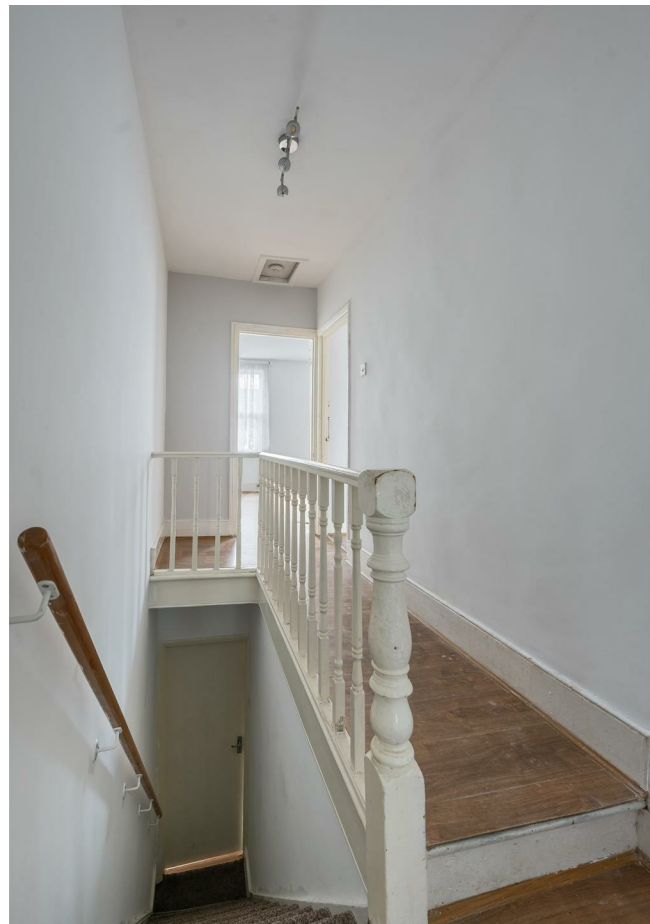
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IF YOU LIVED HERE...

You'll have 545 square feet of living space to enjoy, starting with a handsome reception room to the front. In here you'll find smooth polished oak flooring and two large bright windows filling your lounge with natural light. Next door, you have your principal double bedroom with more engineered hardwood floors and rooftop views. A white wooden bannister leads you further down the hallway.

In your bathroom floor to ceiling white glossy tilework and slate grey flooring surround chrome fixtures and fittings, and there's a contemporary white suite with shower over the tub. Through in your kitchen you'll also find glossy, triple tone splashbacks and smooth hardwood cabinets, contrasting perfectly with the pale mint paintjob. At the rear of your home, you'll find your second sleeper with more hardwood underfoot and rooftop views.

Take a four minute stroll to immerse yourself in the luscious landscaped gardens of Lloyd Park, a great place to hit the outdoor

gym or roll out your picnic blanket and soak up some rays. Waltham Forest Feel Good Centre is just seven minutes away on foot, where you can unwind in the sumptuous spa or work up a sweat in the state of the art gym. For fine wining and dining, take yourself down to much loved Walthamstow Village, we recommend sampling the delicious range of Spanish delicacies at Orford Road Tapas or treating yourself to a glass of exceptional wine at hometipple.

WHAT ELSE?

- Cyclists will be pleased to know that there's a secure bike hanger just around the corner on Chandos Avenue and a dedicated cycle lane in both directions from your front door.
- You have a choice of two new locals. The Bell gastropub on Forest Road or The Dog & Duck on Chingford Road. Both welcoming public houses serving up mouth watering pizzas, hearty Sunday roasts, and the latter has three separate beer gardens.
- The Blackhorse Beer Mile is only a mile away, with a huge range of independent taprooms, microbreweries and live music venues.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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