



TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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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## BADLIS ROAD, WALTHAMSTOW

£1,895 Per Month  
 2 Bed Flat



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	76
EU Directive 2002/91/EC			

### Features:

- Two Double Bedrooms
- Ground Floor Warner
- Own Front Door
- Newly Redecorated
- Wooden Floors
- Available August
- Council Tax Band B
- EPC Rating D
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A wonderfully characterful two bedroom ground floor apartment in Walthamstow's signature Warner style, packed with vintage features and bursting with character. It's perfectly located just one street over from the open green spaces of Lloyd Park and Walthamstow Central is just over a half mile on foot.

Conceived in the 1890s by Thomas Courtenay Warner, this timeless design means you have a handsome brick frontage, dedicated front door and private section of rear garden.

REQUEST A VIEWING  
 0203 397 9797

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#### IF YOU LIVED HERE

You'll be enjoying a wealth of vintage features throughout, with original, artfully distressed floorboards underfoot and ornate ebony hearths and mantels in the lounge and both bedrooms. The flexible Warner layout means you can easily turn either of the rooms to whichever use you see fit.

By contrast, the kitchen is a picture of sleek modernity, with grey slate underfoot, dark timber worktops, pristine white cabinets and splashbacks

and a chrome oven. The bathroom's also a more contemporary affair with more slate grey underfoot, floor to ceiling metro tiles and smart classic fittings.

Outside and the landscaped gardens, babbling brooks and open green spaces of Lloyd Park are right on your doorstep. Ideal for morning jogs, afternoon picnics and evening strolls, and home to cafes, courts, a skatepark, outdoor gym and all manner of sports clubs and classes, it's rightly one of our borough's proudest landmarks.



#### WHAT ELSE?

- Walthamstow Central station is just over half a mile on foot and will get you directly to Oxford Circus or Liverpool Street in twenty minutes.
- Your garden's a stretch of thriving, lush lawn just waiting for some green fingers
- You're lucky enough to have one of the borough's best gastropubs just around the corner, The Bell is a bright, spacious delight with wonderful staff and delicious food.

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