



HATHERLEY ROAD, WALTHAMSTOW

£2,250 Per Calendar Month
 2 Bed Apartment - Conversion



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Features:

- Available Now!
- Two Double Bedrooms
- Newly Renovated
- Immaculately Presented
- Private Rear Garden
- Walthamstow Central Location
- Council Tax Band B
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A recently refurbished two bedroom apartment, on the ground floor of a substantial Victorian conversion. You have a vast and immaculate open plan kitchen/reception to the rear, and Walthamstow Central station is less than half a mile on foot.

As well as a generous rear garden, there's a handy little suntrap of a courtyard between the rear bedroom and reception.

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

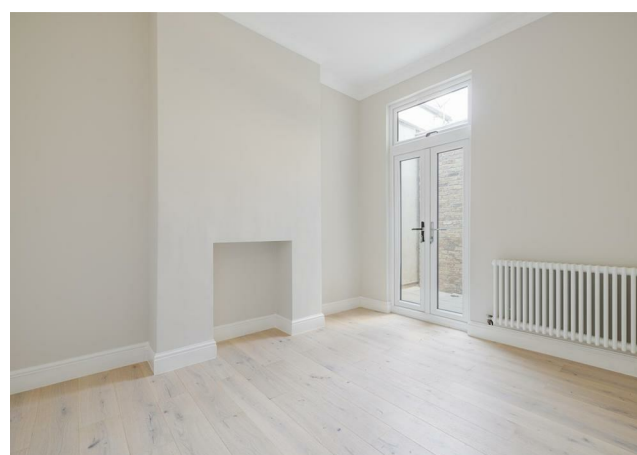
E8, E9, E5, N16, E3 & E2
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New Homes
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 0203 325 7227

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IF YOU LIVED HERE...

Step inside and your principal sleeper is immediately on the left, with broad engineered hardwood underfoot, freshly immaculate walls and a striking vintage hearth serving as a fine centrepiece. Next door bedroom two's similarly sized and styled, with patio doors to that courtyard. Next door is your bathroom, dramatically appointed with vertical jade letterbox tilework.

Moving to the rear and the unarguable highlight of this expert, artful conversion. Your open plan kitchen and reception totals over 300 square feet, with more of that pale, dusky engineered hardwood running underfoot, and striking beams bisecting the ceiling. Your kitchen consists of a single flank of sleek glossy cabinets, home to a full suite of integrated appliances and with chunky white worktops in between. To the rear, sliding patio doors open it all up to your garden, letting natural light flood in.

Outside and, as noted, you're right in the heart of our beloved borough, less than ten minutes from the comprehensive transport links of Walthamstow Central, where the Victoria line and overground will whisk you directly to Oxford Circus and Liverpool Street, respectively, in just twenty minutes. That's a thirty minute door to door trip to both the City and the West End. You have plenty to keep you local as well, with the peerless, independent bars and restaurants and gastropubs of Walthamstow Village just over a half mile on foot.



WHAT ELSE?

- Our borough's beloved green gem of Lloyd Park is just ten minutes' walk away, for landscaped gardens, cafes, courts, a Saturday farmers market and of course the famous William Morris Gallery.
- There's a substantial amount of extra integrated storage in the hallway, always a welcome addition to London apartment living.
- You're spoilt for choice when it comes to a new local, but be sure to try out Ye Olde Rose & Crown Theatre Pub, just five minutes on foot for a regular programme of live entertainment to go with the splendid selection of real ales.

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0203 397 9797

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