



First Floor

Total Area: 62.3 m² ... 670 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
Not energy efficient - higher running costs			
England & Wales		80	
			EU Directive 2002/91/EC



WOOD STREET, WALTHAMSTOW

£1,595 Per Month
 2 Bed Apartment - Purpose Built



Features:

- Available Mid-August
- Two Bedrooms
- Large Lounge
- Quiet Development
- Moments From Wood Street Station
- Off Street Par
- EPC Rating C
- Council Band C
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A bright and spacious two bedroom apartment in a purpose-built development. Just a short distance from the buzzing neighbourhood of Wood Street, and a five minute walk from the overground station, this flat also has Epping Forest almost on the doorstep. Everything you need is here, inside and out.

There's no waiting for the bathroom in this home, as there's an en suite to the master bedroom with a dedicated shower, as well as the main bathroom where you find your tub. One of those everyday luxuries that makes life easier for everyone. The apartment is ready for a new family to move into and make their own.

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
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

STOWBROTHERS.COM
 @STOWBROTHERS



IF YOU LIVED HERE...

You'll come up the stairs to the first floor, into your large hallway. Past the built-in storage on your right, you'll find your reception on the left. It's a generous 260 square foot of bright space, with light wood-toned engineered flooring underfoot. Through a curved archway you'll find your kitchen of almost eighty square foot, with plenty of cupboard and worktop space, electric hob and large window over the sink.

Back out in the hallway you make your way to your bathroom, with traditional white suite and tub, concealed cistern toilet, and beige tiling underfoot. Next along is your master bedroom, a good sized 115 square foot. There's practical

carpet underfoot and an en suite, with a dedicated shower and white tiling underfoot and to part of the wall. Lastly there's your second bedroom at just over sixty square foot, with neutral walls and hardwearing carpet underfoot.

You're just off Wood Street itself, with all its shops and amenities close at hand. You're also around half a mile from Walthamstow Village, where you can take your pick from a wealth of places to eat, drink or just wander. Another half mile takes you to Walthamstow Central for the Victoria Line. From Wood Street station you can be at Liverpool Street in under half an hour.



WHAT ELSE?

- You can be in the midst of nature within ten minutes of leaving your home. Hollow Ponds is the perfect place for a little peace and quiet and maybe a spot of birdwatching, not to mention dog spotting.
- If you're getting out of town by car, it's just a few minutes' drive to the North Circular.
- Your new local is the grand old The Duke, a traditional pub with a modern vibe and a menu of excellent cocktails.
- Feeling Hungry? May we recommend Indie Roots! A new Caribbean Restaurant offering lip tingling jerk chicken and some amazing seafood combos!

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM