



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		87	87
(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	

TROUBRIDGE SQUARE, WALTHAMSTOW

£1,995 Per Calendar Month
 2 Bed Apartment - Purpose Built



Features:

- Available Mid August
- Two Bedrooms
- Two Bathrooms
- Sleek Interior
- Private Balcony
- No Parking
- EPC Rating B
- Council Tax Band C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

Situated just off bustling Wood Street, this bright and open two bedroom, two bathroom apartment has much to offer, from a spacious balcony to a sleek modern finish throughout, plenty of extra storage, and a lush communal gardens.

Your closest station, Wood Street, is a four minute walk away with Overground services to Liverpool Street taking just twenty minutes. You're also less than twenty minutes on foot from Walthamstow Central, where you can hop on the Victoria line.

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IF YOU LIVED HERE...

At 290 square feet, your ample open plan living area, takes in the kitchen and reception room to form the heart of your home. This space features clean white walls and lovely oak toned wood floors. Copious natural light floods the space through large, south facing balcony doors, while the kitchen area is streamlined in a minimalist Scandi style, with smoky grey handleless cabinets and a range of integrated appliances. Outside, your South facing balcony is perfect for entertaining, seamlessly blending indoor and outdoor living.

Next door your bathroom is set in warm earthy tones, creating a cohesive look, with large taupe tiles underfoot, and sandstone tiles lining the walls, shower and tub. The floating toilet and wood panels add to the modern aesthetic. You have two spacious double bedrooms in the same neutral palette, along with plush, beige carpeting and large windows. The larger bedroom features

oversized, floor to ceiling windows, as well as a spacious en suite with a separate shower cubicle and the same warm, contemporary design as your family bathroom.

Outside, and you have our ever evolving new neighbourhood of Wood Street and its amenities just around the corner. Breakfast and coffee spot, Dudley's is sure to become a new favourite, and classic community pub, The Duke offers delicious burgers. Both just two minutes away.. Next door, Wood Street Indoor Market is a local favourite that's home to all sorts, from vintage clothes and collectibles, to tasty street food and more. You're also a quick, fifteen minute stroll to the heart of the Village and beloved spots like Eat17 and The Village Pub. You're at no loss for greenery either, with lush and ancient, Epping Forest just under fifteen minutes away.



WHAT ELSE?

- Keep fit at Waltham Forest Feel Good Centre, a massive leisure centre with activities for every member of the family just twenty minutes away.
- Local institutions Lloyd Park and the William Morris Gallery are also a twenty minute walk away, perfect for leisurely weekends spent in pristine gardens and open greenery.
- God's Own Junkyard, a treasured local art gallery and bar known for its funky art and neon decor, is just eleven minutes away.

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