

Total Area (Excluding Balcony): 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup>

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.

Kitchen/Lounge/Diner  
28'6" x 15'10"

Bedroom  
14'1" x 9'6"

Bedroom  
18'10" x 9'2"

Bathroom  
6'6" x 11'1"

Balcony  
5'8" x 16'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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	



## FULBOURNE ROAD, WALTHAMSTOW

### Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Flat
- Third Floor
- Private Balcony
- Beautifully Presented
- 930 sq ft
- Close to Wood Street Station

This bright and contemporary two-bedroom apartment is situated on the third floor of a modern block, close to the fantastic amenities of Wood Street and the lush nature of Epping Forest.

As well as offering skyline views from the private balcony, the apartment benefits from all the perks of being modern, including ample storage, high spec appliances, smart fittings and spotless decor.

**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

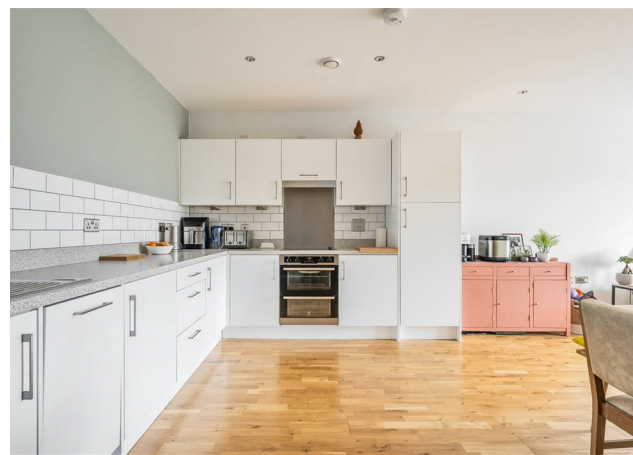
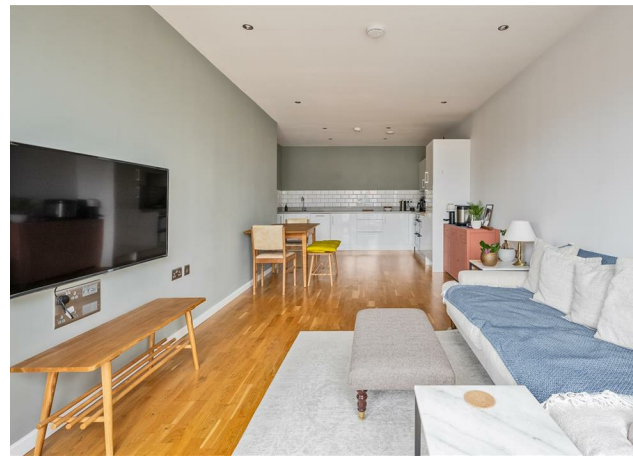
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 397 9797



#### IF YOU LIVED HERE...

Thanks to those skyline views and sheer amount of natural-light, your already sizeable 930 square foot apartment has a fantastic sense of proportion, so you'll enjoy spreading out from the day you move in.

If you work from home, you'll appreciate that the generous open plan living area has plenty of space for all aspects of modern living. If entertaining is on the agenda, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and contemporary fittings.

The bedrooms are just as immaculate with soothing decor and soft carpeting - one even has custom-storage, handy for keeping your sleep room clutter-free. You'll find more storage in the hallway, as well as access to the contemporary bathroom.

You have a private balcony, where it'll be a pleasure to sit with a cuppa, but if you want more fresh air, you can be at the cusp of Epping Forest within about ten minutes of walking. There's also Fellowship Square - home to the recently developed fountains, which can be found a similar distance in the opposite direction, and Walthamstow's much-loved Lloyd Park a few minutes further.

The excellent coffee shop, Ruttle & Row, is mere seconds away, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local hangout spots. Head in the other direction for The Dog & Duck, a family friendly gastropub - 10 mins from your front door. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just seven minutes from your door.

#### WHAT ELSE?

- You're only a 12 minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.

- The 950-seat Soho Theatre Walthamstow is set to open later this year/early 2025, and it's only 1.5 miles from your home.

-For a true sense of community, head to see the mighty Walthamstow FC in action. Their home ground is a mere eight minute stroll away, and their sponsors Exale provide the beer.



#### 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

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM