

Kitchen/Reception Room
23'5" x 12'9"

Bathroom
8'2" x 8'2"

Bedroom
16'7" x 10'7"

Bedroom
10'0" x 10'9"

Shower Room
7'10" x 5'2"



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



SOUTH GROVE, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- First Floor
- Private Balcony and Private Terrace
- Communal Garden
- Immaculately Presented
- St James Street Location
- Close Proximity to Walthamstow Central Station

A beautiful two bedroom, two bathroom balcony apartment within an attractive modern development, moments from St James Street. With over 870 square foot of immaculate, bright space, it's a delightful find within easy reach of the City.

As well as your West facing balcony, elevated with views over your new development, you also have a private secluded terrace leading off the principal bedroom, leading to the well maintained, communal courtyard.

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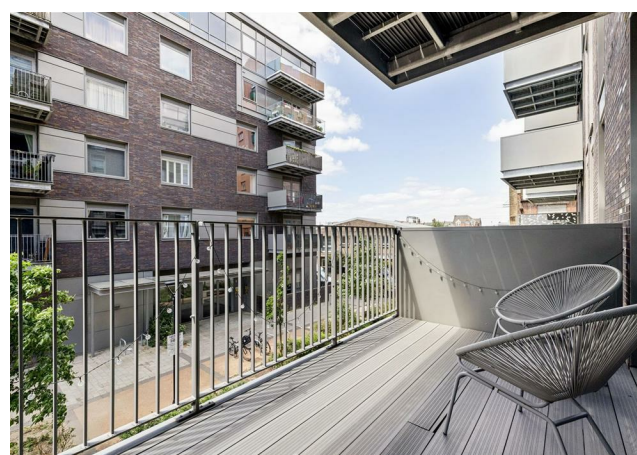
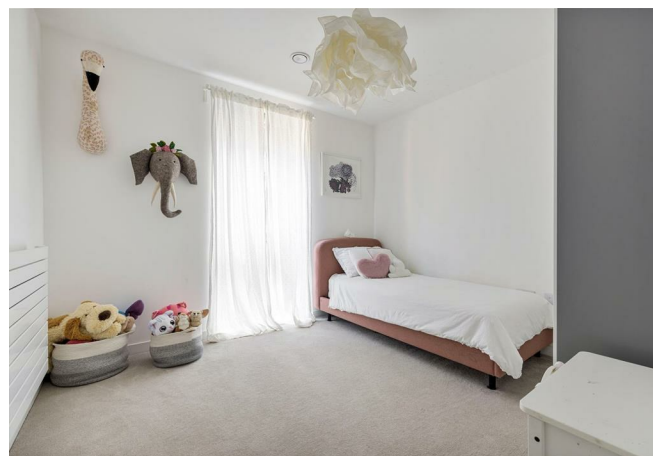
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Your front door opens onto your wide welcoming hallway, with engineered flooring underfoot. To the left is your kitchen and reception, a fabulously versatile space of over 300 square feet with a wall of windows and that lovely balcony to one end. Your abundant kitchen units sit neatly in one corner, the two tone white and grey doors perfectly aligned with the simple aesthetic throughout. Head back through your hallway and find your main bathroom on the left, part tiled in glossy grey. There's a concealed cistern WC, sink with large mirror above, and shower over the tub.

Past a large built in storage cupboard, you'll find your shower room on the right, this one tiled in bright white and with large walk in cubicle. Then there's your two bedrooms. Your main sleeper sits to the left with 180 square feet of space to stretch out in. A pair of bespoke wardrobes are fitted to one end. Step out from here onto your main terrace, with pale grey decking underfoot, and wood and metal balustrades. Your second bedroom gives you 110 square feet to stretch out in, once more with soft carpeting underfoot.

It's a short stroll of barely four minutes to St James Street station. From here it's a pleasant twenty minute trip on the Overground to Liverpool Street, for an enviable door to door City commute. You're also just fifteen minutes on foot from Blackhorse Road for the Victoria line. St James Park is an eight minute stroll away, whenever you need fresh open greenery, and even Walthamstow Village is within easy reach, just a twenty minutes stroll for some of the best wining and dining spots for miles around.

WHAT ELSE?

- It's just seven minutes' walk to Walthamstow Leisure Centre, with a wide range of facilities including badminton and squash courts, as well as a recently renovated gym.
- Pop into Weir dough Bakery for great coffee and some of the most highly rated fresh pastries in town, as well as superb sourdough and pizzas. Alternatively, explore an amazing range of independent businesses at nearby Crate St James Street, from barbers to burger joints.
- The apartment is fully accessible and wheelchair user friendly.



A WORD FROM THE OWNER...

"It's with a heavy heart that we are selling our home after almost 5 years. Before purchasing this flat we must have visited around 40 different flats around East London, and we fell in love with this one even before the building was finished. We couldn't have made a better decision. The apartment is very spacious, and the area has massively developed in the past 5 years. Transport links are excellent, our daughter goes to her wonderful school that is only 5 minutes away, and through the years there are more and more nice activities in the area to do as a family in the borough. Now we are expecting a new baby and looking for an extra room, but it took us a lot of debating as a family as we really looked after this flat, and became a part of small community within the building where we all look after each other. Whoever purchases this apartment, is taking a real gem with them, and the most beautiful sunset views!"

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