



Reception
11'4" x 12'1"

Bedroom
13'5" x 12'11"

Bedroom
9'3" x 12'3"

Kitchen
6'10" x 7'7"

Bathroom

Garden
34'11" x 12'3"

Total Area: 50.9 m² ... 547 ft²

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	78
(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



BRIGHTON AVENUE, WALTHAMSTOW Offers In Excess Of £450,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Ground Floor Flat
- Victorian Maisonette
- Modern Fitted Kitchen
- Private Rear Garden
- St James Street Location
- Easy Access To Walthamstow Central

An immaculately presented and superbly stylish, two bedroom ground floor garden apartment. Brimming with bespoke design, you have a fine blend of tasteful colour schemes, original and modern elements. All especially well placed for transport.

Your quiet street is equidistant from Walthamstow Queen's Road station and St. James Street station for Overground services. A few minutes further and you'll be at Walthamstow Central for access to the Victoria line.

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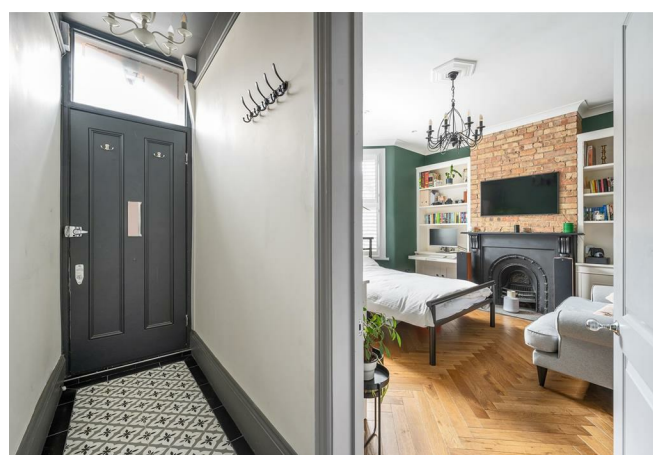
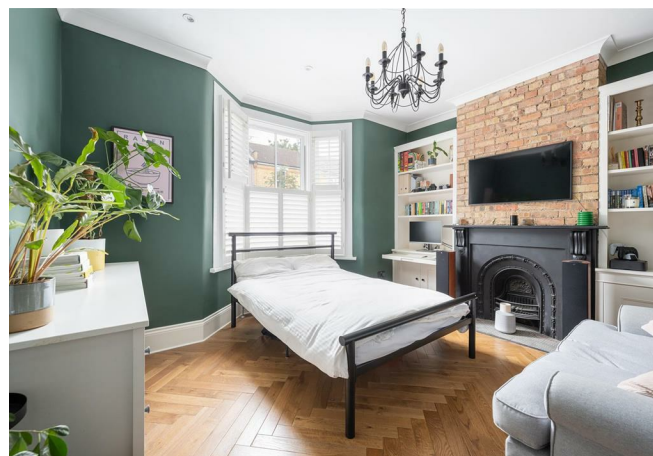
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IF YOU LIVED HERE...

Walk through your hallway, and into your bright and airy reception area. Walls are blush pink and perfectly engineered herringbone wood flooring runs underfoot. A floor to ceiling window overlooking your garden ushers in abundant natural light. You have two substantial double bedrooms, with more herringbone flooring throughout. The largest sleeper is finished in striking teal and features a large bay window along with original aspects such as a vintage fireplace, and exposed brick chimney breast flanked by handy built in shelving.

Your second bedroom, minimalist and pristine white, features a large, built in wardrobe. Further to the rear, your contemporary kitchen stands out with a sophisticated smoke grey colour palette and modern appliances, such as an induction stove and a chimney range hood. Lustrous, grey metro tiles line the splashback and natural oak, timber style countertops make for a splendid workspace. Retro, mosaic tiles underfoot add character. Behind your kitchen, your bathroom is a sanctuary, with elegant blue and

white tiled walls, and a sumptuous, freestanding tub with a shower overhead.

Outside, you're sat amongst a variety of local favourites, from restaurants and coffee shops to open greenery. St. James Street, just a seven minute walk away, is home to brunch and cocktail venue 56 St. James and pizza gem True Craft Walthamstow, amongst many others. For coffee and morning pastries, Beaten by a Whisker is just five minutes away. For a natural retreat from the city, our Green Flag award winning, 500 acre Walthamstow Wetlands is a twenty five minute walk away.

WHAT ELSE?

- Your private, rear garden will make entertaining a joy with high, modern fencing and a matching grey raised patio area. With a small shed providing additional storage.
- Hoe Street is just a sixteen minute walk away, with beloved spots such as Today Bread and the Collab.
- Keep fit at East of Eden, a popular Pilates studio just seventeen minutes from your door.



A WORD FROM THE OWNER...

"We've loved our time living here and are very sad to be leaving. The flat has been perfect for us and having a private garden has been amazing. We've had so many fun BBQs outside with friends. The location is great as it's on a one way side street so there's almost no traffic. There are lots of shops, coffee shops, bakeries and independent restaurants just around the corner and having the Wetlands so close is perfect for running. On the weekends we love cycling up to the Blackhorse Road beer mile. As well as being well located for everything local being between 3 stations (Walthamstow Queens Road, St James' Street and Walthamstow Central with the night tube) means getting almost anywhere else in the city for work or to meet friends is easy."

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