

ENTRANCE FLOOR
APPROX. FLOOR
AREA 36 SQ.FT.
(3.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.5 SQ.M.)

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
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Maude Road, Walthamstow
 £1,650 Per Calendar Month
 2 bed, Apartment - Conversion



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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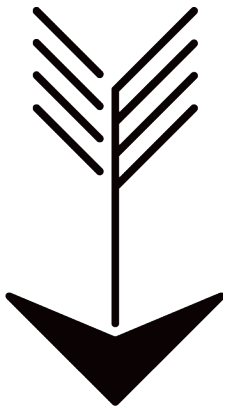


Features

- Two Bedroom Property
- Tasteful Interior Design
- Quiet Residential Road
- Close to St. James Street
- Immaculate Property
- On Street Parking Available
- EPC Rating B
- Council Tax Band C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400
- Security Deposit: Equivalent to 5 Weeks' Rent of the Agreed Rent



An effortlessly stylish, smart and characterful two bedroom apartment on the first floor of a brick fronted end of terrace on a peaceful street in the heart of Walthamstow. Rooms sizes are generous, awash with natural light and Design & Decor is a skilful blend of vintage features and designer chic. Outside, the transport links of St James Street station and our newest social hub of Crate St James, home to a host of independent cafes, breweries and other entrepreneurs, are both right on your doorstep.



WHAT ELSE?

- Heading to the West End? Blackhorse Road station is just half a mile on foot and will get you directly to Oxford Circus in twenty minutes via the Victoria line.
- You're on the end of the terrace here, with all the benefits of being effectively semi detached.
- For your new local we have to recommend The Chequers, an excellent gastropub with a wonderful beer garden serving up delicious food. All just five minutes' walk.





➤➤ IF YOU LIVED HERE?

You'll be enjoying a lovingly finished suite of rooms in a covetable location. Your front lounge comes in at an impressive 180 square feet, so plenty of room for the most demanding of gatherings, and it's all awash with natural light thanks to the triple set of sash windows. Underfoot you have soft grey carpet and there's a lovely vintage ceiling rose and corncicing overhead. Head down the skylit hallway and your master bedroom's on the right; a substantial double of 120 square feet, the space is finished in tranquil tones with a pleasant garden view. Your family bathroom's a particularly marvellous blend of original timber underfoot and floor-to-ceiling grey tiling, while your kitchen mixes the vintage and contemporary to still greater effect with distressed timber worktops, mint green metro tile splashbacks and classic hexagons underfoot. Finally, your rear bedroom's a generous single ideal for a child or home working space. Outside, you're just a couple of minutes from Walthamstow High Street with its huge range of supermarkets, bars and cafes, not to mention the famous Walthamstow Street Market, the longest in Europe, and recently enlivened by the curated Sunday Social stalls – great for fresh produce. St James Street station is just three minutes' walk and will speed you to Liverpool Street in twenty.

