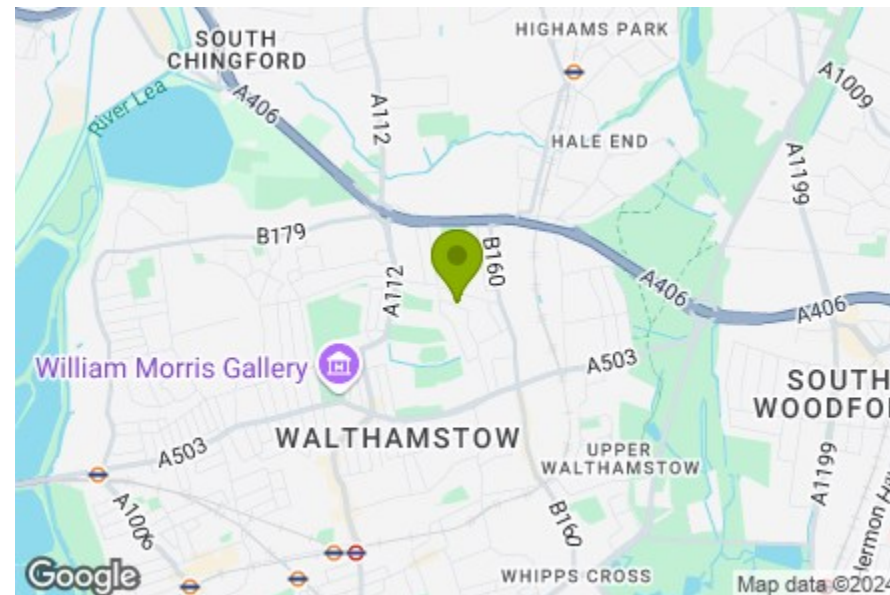


- Lounge  
11'5" x 11'5"
- Bedroom  
9'4" x 11'5"
- Kitchen / Diner  
11'1" x 13'3"
- Bathroom  
5'10" x 5'10"
- Bedroom  
8'8" x 11'10"
- Garden  
36'1" x 17'0"
- Side Garden  
32'9" x 5'9"

Total Area: 59.0 m<sup>2</sup> ... 635 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ST JOHNS ROAD, WALTHAMSTOW

### Offers In Excess Of £535,000 Share of Freehold 2 Bed Apartment



#### Features:

- Two Bedrooms Victorian Conversion
- Ground Floor Apartment
- Private Garden
- Beautifully Presented
- Easy Access to Lloyd Park
- Moments From Chestnuts Field
- Kitchen Diner
- Walking Distance to Wood Street Station

An impeccably stylish two bedroom apartment on the ground floor of a Victorian terrace, seamlessly blending original and modern features. Located on a quiet residential street, you're just ten minutes' walk from the amenities of Wood Street.

Wood Street Station is a twenty minute walk from your front door. From here, it's a quick twenty minute ride on the Overground to Liverpool Street. Alternatively, you're just one stop away from Walthamstow Central, where you can catch the Victoria line.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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0203 369 6444

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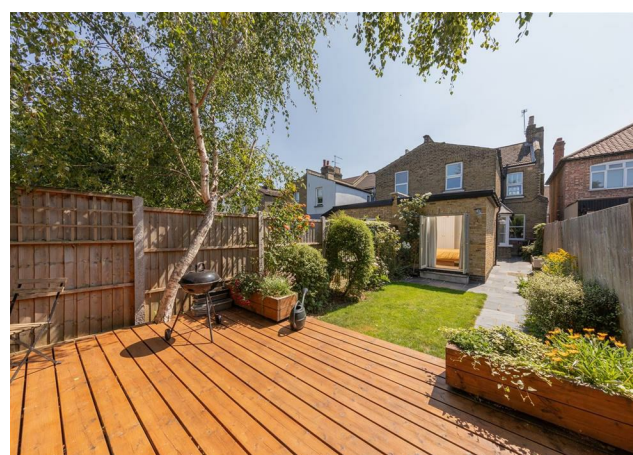
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#### IF YOU LIVED HERE...?

Basking in natural light from your South facing bay window with bistro shutters, your front lounge is delightful from every corner. The soft yellow finish is accented by a bold navy wall and elegant crown moulding that continues throughout your home. An original fireplace with a white mantel adds vintage charm, complemented by rich walnut flooring. Next to the lounge is a spacious double bedroom in modern sage green, featuring an integrated floor to ceiling wardrobe and lush garden views.

Just across the hall, you'll find ample storage space. Next to the first bedroom, the open plan kitchen and dining area features an exposed brick wall and Dublin sink, nodding to your new home's history, while the smart grey cabinets add a modern touch. Brass hardware, timber style worktops, and a vintage Rangemaster range cooker complete the space. Your bathroom, finished in navy blue and white metro tiles, includes a spacious tub with an overhead shower and a simple timber vanity. At the end of the hall, the second bedroom mirrors the design of the first and has direct access to the garden.

You're located just a short distance from many of Walthamstow's most notable

spots. Wood Street is only ten minutes away, where you can enjoy favourites like Wood Street Bakery, the Flowerpot, and Wood Street Indoor Market. Just five minutes from your home is Ruttle and Rowe, an inviting cafe known for its delicious sandwiches. Your new local, The Dog and Duck, is just an eight-minute walk away. Plus, you're only twelve minutes from Lloyd Park, the perfect place to spend a weekend wandering through manicured gardens.?

#### WHAT ELSE?

- Your private garden offers a perfect space for entertaining, featuring high fences for added privacy, a raised patio area, stone pathways, and a shed for convenient outdoor storage.
- New families will be pleased to know that top rated nursery, Magic Roundabout Nursery, is just a fifteen minute walk away.
- Stay active at the Waltham Forest Feel Good Centre, just a thirteen minute walk away, where you'll find activities for the whole family.



#### A WORD FROM THE OWNER...

"232A has been an incredible first home. The process of maintaining and uplifting its unique character and period features has been truly rewarding. It has become a peaceful retreat where I have been able to host family & friends. The garden is a true highlight, offering a tranquil oasis that is especially delightful during the summer months. Discovering a passion for gardening, I have witnessed the beds come alive with a vibrant array of flowers and plants from spring through to November.

The surrounding community adds to the overall living experience. The nearby Ruttle & Rowe cafe has become a beloved spot for satisfying caffeine cravings. Additionally, leisurely walks to Epping Forest, just a short 10-minute stroll away, provide a refreshing escape.

While I have adored my home & community, I have been presented with an exciting opportunity to live closer to family and friends in Ireland. Therefore, it is with mixed emotions that I embark on this new chapter in my life."

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