

Total Area: 41.5 m<sup>2</sup> ... 447 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only.

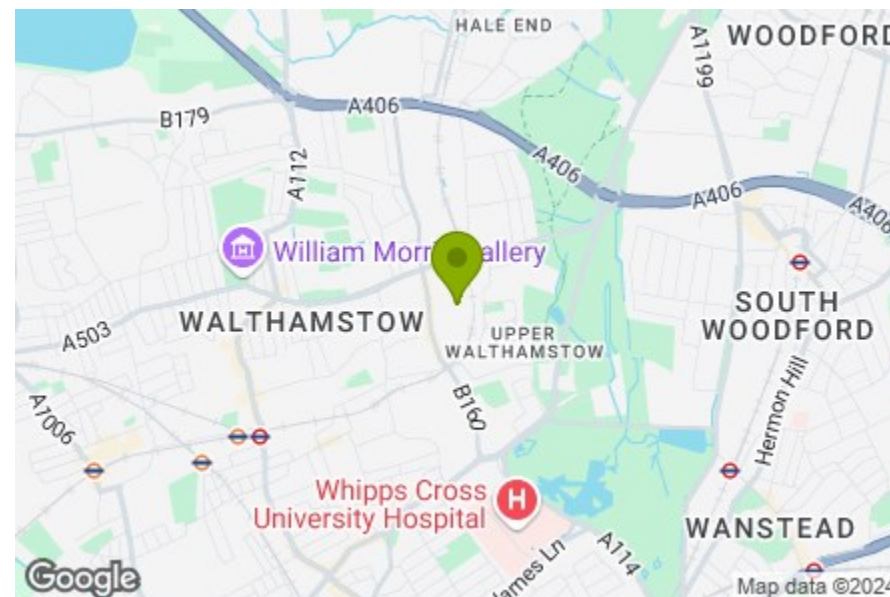
Reception Room  
10'8" x 10'10"

Bedroom  
8'6" x 11'1"

Kitchen  
8'10" x 10'5"

Bathroom  
8'4" x 8'4"

Garden  
13'3" x 18'0"



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			

## WOODLANDS ROAD, WALTHAMSTOW

Offers In Excess Of £420,000 Share of Freehold  
1 Bed Maisonette



### Features:

- One Bedroom Flat
- Ground Floor Maisonette
- Wood Street Location
- Share Of Freehold
- Sole Use Of Front and Rear Graden
- Chain Free
- Perfect First time Buy

A bright and smartly-finished one-bedroom maisonette with lovely features, a separate reception and spacious kitchen, sole-use front door and garden, and private south-facing rear garden, all within walking distance of Wood St and Walthamstow Village - each equally unique.

As for transport options, it's a seven minute stroll to Wood Street station, but Walthamstow Central is around a mile, so transport options are plentiful, whether you want to go on the tube to the West End or Overground to the City. It's on the market chain-free, too.

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

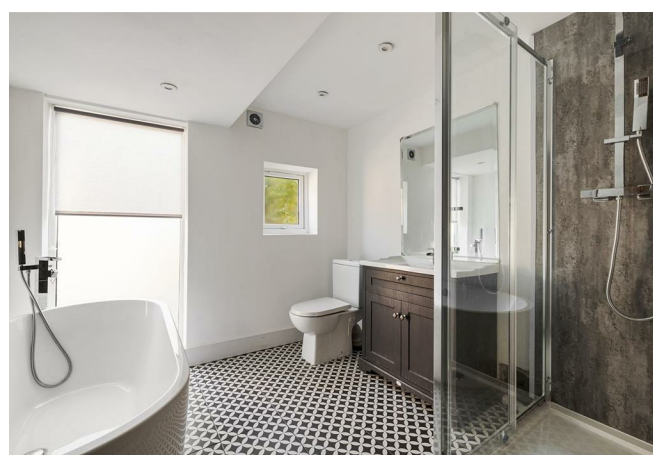
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**IF YOU LIVED HERE...**

You'll love approaching your home, with the quaint tiled pathway and handsome brick facade. Since you have a sole-use front door, you'll step straight into your large reception room, which is beautifully bright, with immaculate decor and charming features such as the column radiator and custom cafe-style shutters. Your spacious hallway, which has in-built storage, takes you to the equally spotless double-bedroom, and your smart kitchen, fantastically decked out with shake-style units, metro brick tiles and a double oven. Your bathroom is just as modern, with both a freestanding tub and walk-in shower - a real luxury.

Your kitchen is also your access point to your private south-facing rear garden, which is brilliantly low maintenance, so perfect if you have green fingers or not.

Outside, you have a fantastic neighbourhood to explore... Head towards St Peters-in-the-Field to enjoy the tranquility of Epping Forest, or head in the other direction towards Hollow Ponds for more sprawling nature and even a boating lake.

As for food and drink-based perks, you're in luck because Wood Street is thriving... Not only does it look great thanks to the good work of local mural studio Wood Street Walls, but several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try the Lebanese and Palestinian eatery Mini Hiba, new craft beer bar Wood Street Bear, tasty brunch spot Dudley's and the iconic (thanks to the Real Housewives of E17 Instagram account) Wood Street Bakery (the jalapeño and cheese twist is a must).

**WHAT ELSE?**

-You're only a 16 minute stroll to the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.

-You don't have to travel far to dine in style; Arte e pasta, an Italian sharing plate restaurant with a focus on hand-made pasta, is a mere 0.6 miles from your home.

- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority - it's a 15 minute walk from your front door.



**A WORD FROM THE OWNER...**

"I've loved living in Walthamstow for the last few years. I've seen how it has developed into a really beautiful neighbourhood with lots of cafes, restaurants and bars. It's a short walk to Walthamstow Village which is a great place to hang out. The neighbours in this road have all lived here a long time and look after their homes and each other, it's a very safe place to live."

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