



Bedroom  
5'11" x 6'11"

Reception room  
12'0" x 10'7"

Bedroom  
8'3" x 10'9"

Kitchen  
9'7" x 11'1"

Bathroom

Garden

Total Area: 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



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		68	77
		EU Directive 2002/91/EC	



## ST. ANDREW'S ROAD, WALTHAMSTOW Offers In Excess Of £425,000 Leasehold 2 Bed Apartment - Conversion



### Features:

- Two bedroom first floor flat
- Own front door
- Excellent condition throughout
- Close to Blackhorse Road tube
- Private Rear Garden
- Long lease
- Chain free

An immaculately finished two bedroom apartment, bright and spacious and sat on the first floor of an expert period property. You have a dedicated front door, a wealth of vintage features throughout and a lovingly landscaped rear garden. It's all located just off sought-after Blackhorse Lane.

The property is presented chain free, so we can get you in with the absolute minimum of hassle. What's more the lease is long enough not to cause you any renewal worries.

REQUEST A VIEWING  
0203 397 9797

**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  
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**IF YOU LIVED HERE...**

The loving care and attention to detail that's been lavished on this apartment will be crystal clear from the moment you step into the entrance hall, with stylishly vintage tiling underfoot and a hardwood staircase. Arriving on your bright landing with natural light flowing in from all sides, you have blonde engineered hardwood flooring underfoot throughout and the kitchen, both bedrooms and your reception room are immediately accessible.

Your reception comes in at an impressive 130 square feet, brightly lit by a pair of sash windows and with a flawless ceiling rose overhead and a classic ebony hearth in the corner, it's a bright, welcoming space perfect for hosting. Elsewhere, your master bedroom's a solid double while bedroom two's a generous single ideal for a child or home office, both finished to the same high standard.

Step into your kitchen and you're greeted by a striking cobalt blue suite of fitted cabinets and a delectable dining nook. Pass through

into your bathroom and you have a spotless grey and cream space. Finally, outside, your private rear garden is an expertly arranged mix of lawn and graveled seating area, raised behind thriving railway sleeper beds.

**WHAT ELSE?**

- Blackhorse Road tube station is an eight minute walk on foot, and will whisk you directly to Oxford Circus in just twenty minutes. You're practically right at the top of the line here too, so you'll always get a seat
- London's largest nature reserve, Walthamstow Wetlands, is less than ten minutes' walk, with 500 acres of endlessly explorable blue and green natural space. You'll forget you're in London.
- Blackhorse Lane is set to become still more desirable with the arrival of the famous Truman Brewery, featuring a taproom, street food market and live entertainment space.
- The property also had new windows, doors and a boiler installed in 2019, and a huge loft space included in the lease offering plenty of storage.



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

"We've loved living in Blackhorse Lane! Within minutes, we can be walking in the Wetlands, sharing a pint in the brewery district, or enjoying a coffee at Blackhorse Workshop."

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