

Reception Room  
10'8" x 10'5"

Bedroom  
10'9" x 10'5"

Kitchen  
7'8" x 7'8"

Bathroom  
7'7" x 6'8"

Bedroom  
11'3" x 10'11"

Garden  
approx. 55'1"



## HITCHAM ROAD, WALTHAMSTOW

### Offers In Excess Of £425,000 Leasehold 2 Bed Flat

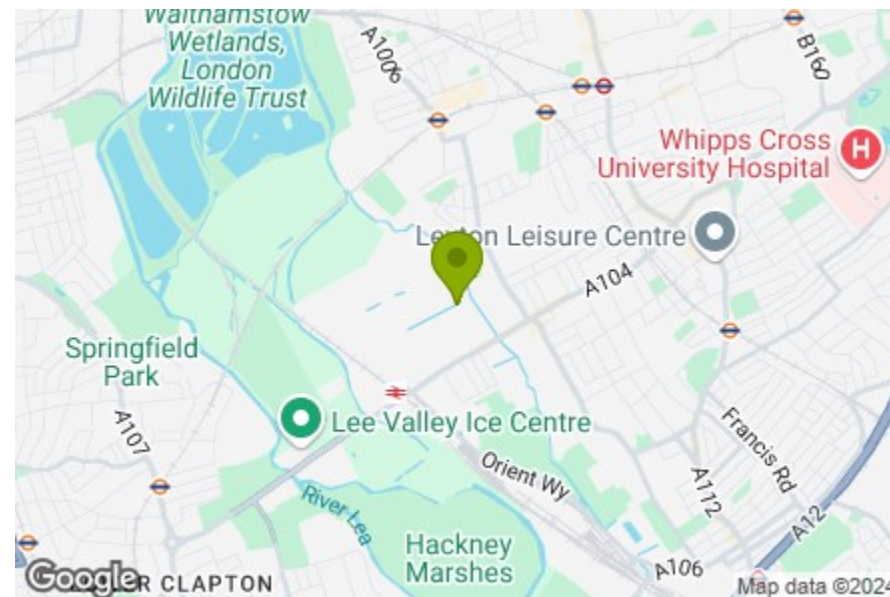


#### Features:

- Two Bedrooms
- Ex Warner Maisonette
- Ground Floor
- Chain-free
- Driveway
- End of Terrace

A sleekly restored two-bedroom ex-Warner property positioned in a thriving corner of E17. On the market chain-free, the ground floor home offers a driveway and private share of the rear garden.

Lea Bridge Station is short walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, but the local neighbourhood is worth sticking around for too - there's flourishing food and drink scene right on your doorstep.



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		66	77
		EU Directive 2002/91/EC	

**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

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 397 9797



#### IF YOU LIVED HERE...

The brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner, it's not surprising that these homes are still so popular today, with their instantly recognisable features, like those beautiful arched front entrances and red brick facades. The fact that this one has a driveway makes it even more of a rarity.

Due to the combination of generous windows, pristine decor and polished flooring, your reception room sparkles with light. Your kitchen has similarly immaculate feel, with sleek units and plenty of natural light.

The bathroom is spacious, with a full size tub. The bedrooms are both doubles, each with plenty of storage options thanks to the chimney breast alcoves.

At the rear you've got your private section of the garden, but you don't have to travel far to find more nature; the lovely Jubilee Park is a few minutes away, and you've got also the Hackney Marshes and Lee Valley Park within strolling distance.

As for food and drink, this part of E17 has boomed in recent years thanks to the availability of retail space and vacant warehouses. Neckstamper Brewery and Taproom opened in 2016 but still feels like a hidden gem, while over on the Argall Avenue industrial estate, you'll find brilliant creative businesses such as the ceramics space Turning Earth.

Meanwhile, on Lea Bridge Road, look out for eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli, eclectic event space/bar/pizzeria Patchworks which houses the brewery Blondies, as well as convenient chains such as Aldi.

#### WHAT ELSE?

-As well as having Lea Bridge station nearby, you're in a fantastic spot between Leyton, Walthamstow and Clapton - and there are plenty of bus routes to run you in between (as well as a good cycling infrastructure).

-After a huge rebuild, the Lee Valley Ice Centre has just reopened. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and al fresco dining area - and it's only a short walk from your front door.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM