

Total Area: 52.5 m² ... 565 sq ft (excluding garden)
All measurements are approximate and for display purposes only

Kitchen/Reception
13'3" x 11'10"

Bedroom
10'9" x 11'7"

WC

Bathroom

Bedroom
9'10" x 11'6"

Garden
19'6" x 56'0"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(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 EU Directive 2002/91/EC	



FALMER ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



Features:

- Ground Floor Flat
- Two Bedrooms
- Open Plan Kitchen / Living Area
- Private Garden
- Close Proximity to Walthamstow Central Station

Unfolding over the ground floor of a period property with a private garden at the rear, this charming two-bedroom apartment sits on one of Walthamstow's charming tree-lined streets. As it's a hill, it'll bring a fantastic sense of pride looking down towards some of E17's iconic landmarks, such as Lloyd Park and Fellowship Square.

If you need to travel further afield, Walthamstow Central tube is a 14 minute stroll, where you can nip to Oxford Circus in around 20 mins.

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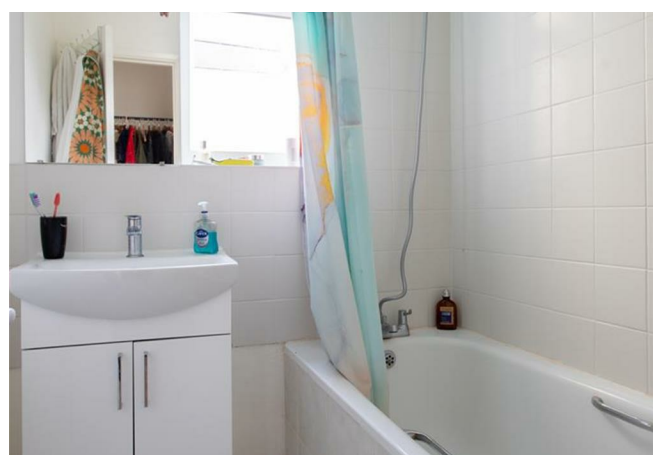
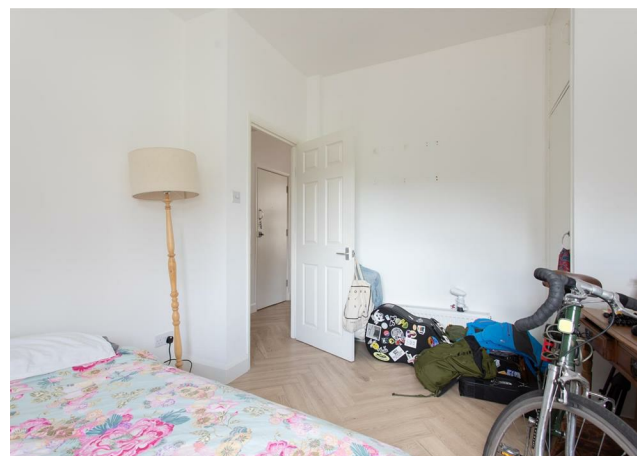
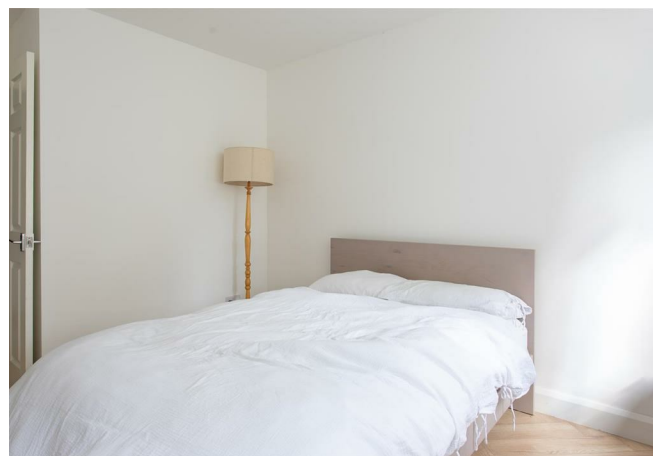
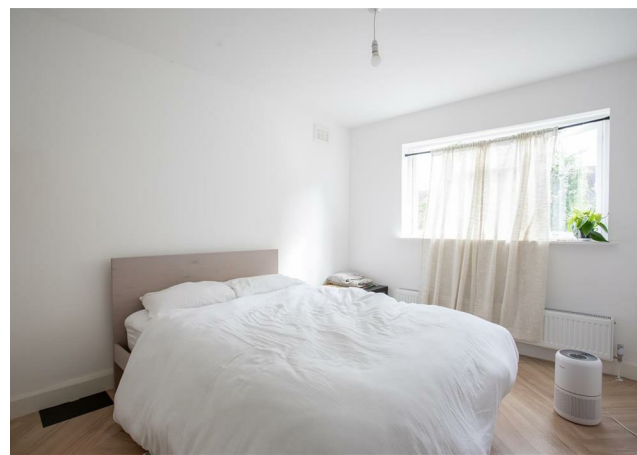
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IF YOU LIVED HERE...

You'll love the sense of space that this ground floor home provides - all 565 square feet of it.

In your open plan kitchen/reception, you'll be delighted by the light that spills through the bay windows and shows-off the spotless decor and parquet flooring, as well as the metro-brick tiles and quality appliances in the kitchen area.

The bedrooms are just as smart, both with the same neutral decor - the perfect blank canvas for you to add your own personal touches. The bathroom has a modern tub with a shower overhead, perfect for relaxing in.

At the rear you'll find your private garden, where the mature trees at the rear bring a sense of seclusion you can enjoy - especially in warmer months.

This truly is a great spot, perfectly positioned between Walthamstow village and the Lloyd Park neighbourhood. You wouldn't guess when looking out at the leafy view, but the main thoroughfare of Hoe Street is just minutes away. You'll

be spoilt for choice there when it comes to eateries. Sodo, Shri Lakshmi and Yard Sale Pizza are all award-winning, and handily all offer takeout for you to enjoy in your own lovely home.

WHAT ELSE?

- There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens later this year/early 2025 - and it'll be less than half a mile from your front door.
- While you wait for the Soho Theatre Walthamstow to open, you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are about 7-8 mins on foot.
- East of Eden is just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is a short walk in the other direction, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.



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

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