

Reception
17'2" x 10'5"

Kitchen
7'9" x 7'9"

Bedroom
11'2" x 11'1"

Bedroom
10'9" x 10'7"

Bathroom
5'6" x 10'2"

Garden
8'10" x 49'2"



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		EU Directive 2002/91/EC	



HITCHAM ROAD, WALTHAMSTOW

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



Features:

- Two Bedrooms
- Beautifully Presented
- First Floor
- Short walk to Lea Bridge Road Station
- Close proximity to Walthamstow/ Hackney Marshes

Situated on the first floor of an ex-Warner property in one of our favourite pockets of E17, this two-bedroom apartment has been beautifully restored, resulting in an imaginative and stylish space full of traditional features that blend thoughtfully with contemporary updates.

Not only does it come with its own private section of the rear garden, it's close to both Walthamstow and Hackney Marshes, while 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.

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

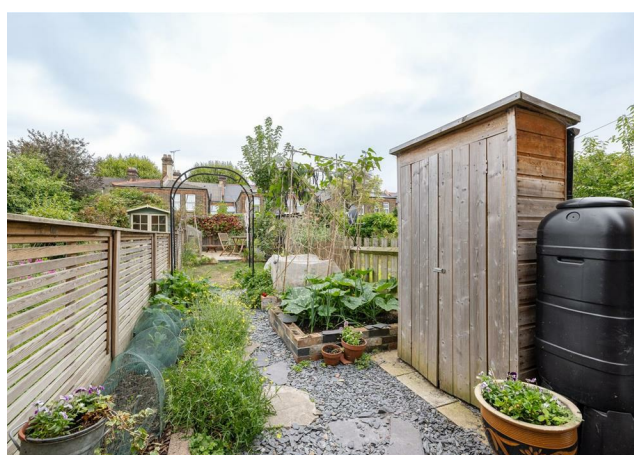
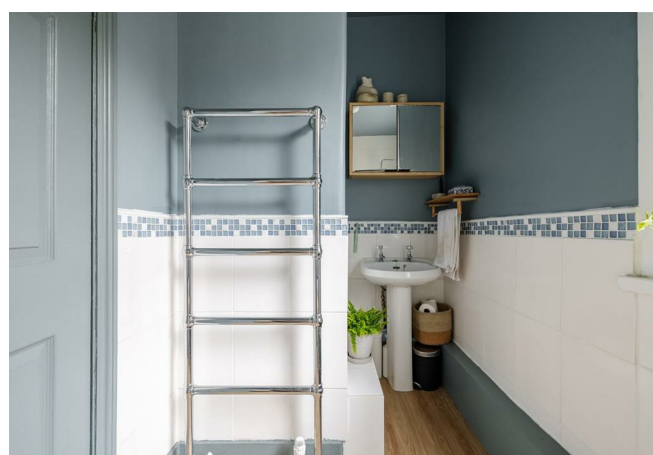
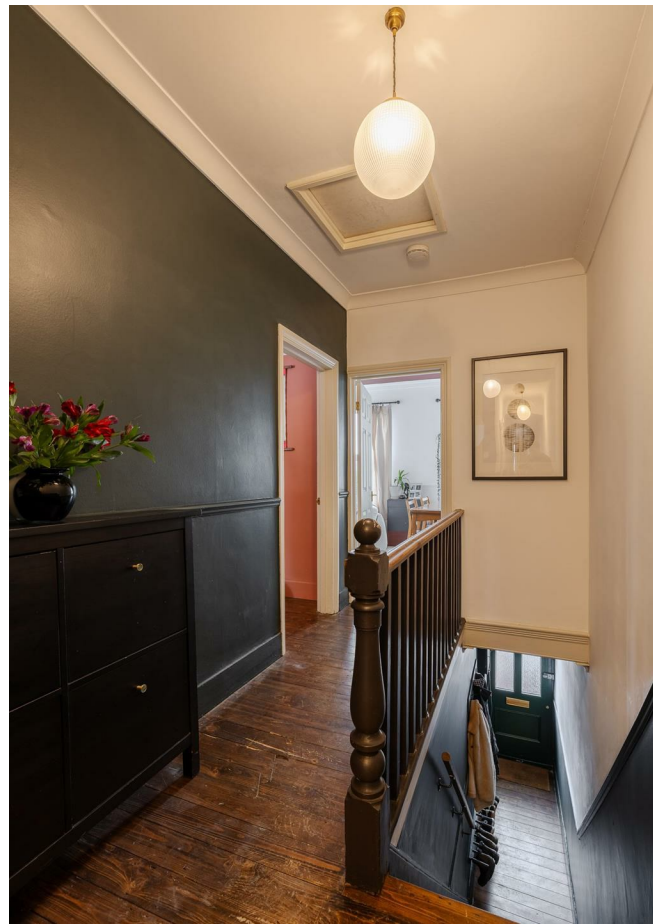
New Homes
newhomes@stowbrothers.com
0203 325 7227

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...

You'll be enjoying the years of love and care that have gone into making this apartment a welcoming home, from the conception of the Warner design by Walthamstow's very first mayor right to the more recent renovation work. Even your sole-use entrance has been immaculately designed, with fantastic storage solutions, as well as a sublime contrast colour palette. Upstairs, in your reception room, light floods through the sizeable windows on the neutral walls to create a great sense of space, while the period features, such as the wood burner and beading, give a feeling of warmth - something further emphasised by the subtle but show-stopping deep red ceiling.

This attention to detail continues in the kitchen, where you'll find glossy metro tiles, pristine cabinets, a butler basin and original flooring. The bathroom has a similar amount of retro charm thanks to the vintage-style fittings, wood panelled tub and black framed bath screen. As for the bedrooms, they both have more of the immaculate style we've seen so far. One could even be used as a further living space if preferred.

Head down the rear hallway and you'll spot a beautiful stained glass window, only recently installed. Beyond that you've got your private section of the garden, a charming space with delightful planters, storage and a cute seating area, 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 area - and it's only a short walk from your front door.



A WORD FROM THE OWNER...

"We love this area, and the community. You have the open green spaces of the Waterworks and Hackney Marshes a 10 minute walk away, and the pick of pubs, restaurants and cafes in Walthamstow, Leyton or Hackney - all of which are a short bike or bus ride away. Lea Bridge train station has trains running every 15 minutes to either Stratford or Tottenham Hale, allowing you to be in Central London in less than half an hour. For food within walking distance, Italian Slice does fantastic homemade pizza. Pinchi La Deli is a wonderful Italian deli with fresh food, great coffee and cocktail Friday's! Lastly, Taco & Buns do the best French Tacos in London! The Hare & Hounds pub at the end of the street has a great beer garden, a big food menu and also shows football."

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM