

Third Floor

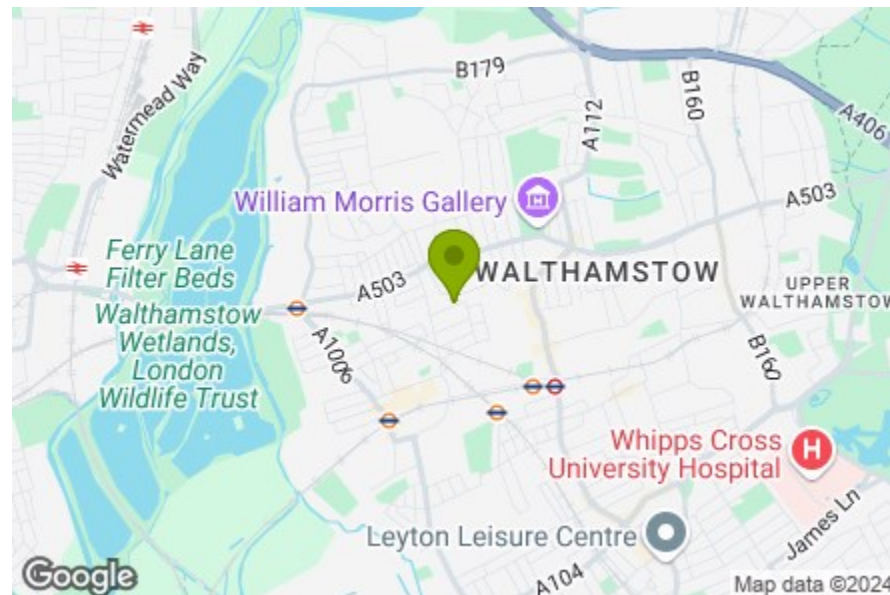
Total Area: 38.2 m² ... 412 ft²

All measurements are approximate and for display purposes only

Kitchen/ Reception Room
10'5" x 20'4"

Bedroom
9'4" x 12'3"

Shower Room
4'10" x 7'7"



47 GAINSFORD ROAD, WALTHAMSTOW Offers In Excess Of £290,000 Leasehold 1 Bed House



Features:

- One Bedroom
- Well Presented
- Modern Development
- Central Walthamstow Location

Set within a well designed modern development in the heart of E17, this bright one-bedroom apartment benefits from a spacious layout and an excellent location with brilliant amenities and transport links all around.

However, despite being situated between the buzzy Walthamstow Central, Blackhorse Road and St James Street areas, Gainsford Road Road is actually a peaceful tree-lined street, so residents really do get to enjoy the best of both worlds.

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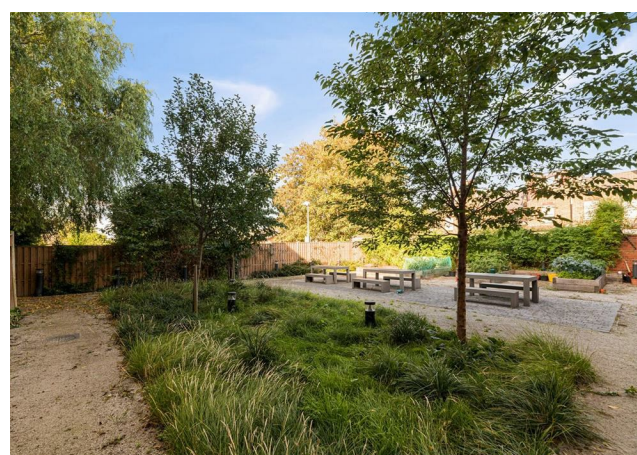
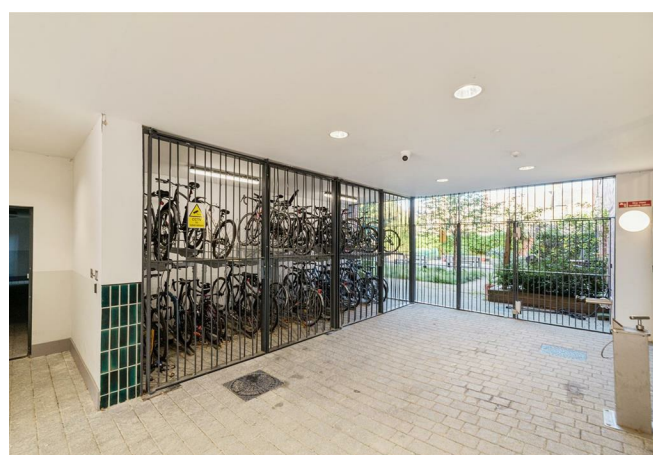
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IF YOU LIVE HERE...

At home you have 412 square feet to stretch out in, but thanks to the third floor views, you can enjoy an extra sense of spaciousness. This loft height also brings an element of energy efficiency to your life - something you'll appreciate in winter months.

In the open plan living space, there's plenty of space for dining or working, with the kitchen area entertaining is a breeze. There you'll find smart fittings and appliances.

The bedroom is just as smart and modern, with more engineered flooring and neutral decor. The immaculate bathroom is just as sleek, with a walk-in shower.

It's all a ten minute stroll to the glorious Lloyd Park, bursting with perks including two cafes (one of which is currently operated by the ever-popular Deeneys), the charming William Morris Gallery, a skatepark, playground, tennis courts and dog enclosure.

Mere minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, while just beyond, the eateries on Hoe Street are humming with more accolades. Head further south to Walthamstow Village for an even wider choice of top eateries and pubs.

You're also five minute stroll from Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and convenient chains. The newly opened Forest Cinema is also in this area, perfect for movie nights.

Walk 12 minutes in the other direction and you'll find the dynamic social hub CRATE St James, buzzing with creative ventures, from independent eateries and florists to yoga studios and boutiques.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around a half mile on foot and allows quick and direct access to both Oxford Circus and Liverpool Street.

WHAT ELSE?

Within a few months you'll also be able to enjoy the benefit of being just a few minutes on foot from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to place culture at the heart of its communities' (one of the reasons we love Walthamstow so much).

- 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



WORD FROM THE OWNER...

"I absolutely love this flat! The light, airy feel; the views all the way across London; the peace (it's so quiet!); the warmth; the security and peace of mind that it offers; the lovely neighbours... The building is designed with community in mind: it's one of those rare places in London where you actually get to know your neighbours, who are a genuinely lovely, respectful, professional group of people. Inside the flat, the large, French-style windows offer big skies year-round and give the impression of endless space, and they let in loads of light so it feels bright even in winter - that was a particular selling point for me. Additionally, the fact that it's south facing means you get sunlight and warmth pouring in from autumn through spring so heating use is kept to a minimum. Being on the 3rd floor means you get views across London: to Stratford and the Olympic Park, Canary Wharf, The City and even down to the BT Tower and the London Eye: I've loved watching London explode in colour on Bonfire Night and New Years Eve, and watching the colours change across the seasons. And what a great area, too. In Walthamstow you get the best of all worlds: a 20 minute tube ride into the heart of London; fantastic local shops and restaurants, the breweries of the 'beer mile' and lovely local parks; and Epping Forest on your doorstep. It's a very special home in a fabulous corner of London."

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