

Total Area: 72.1 m² ... 776 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Reception Room
16'9" x 14'8"

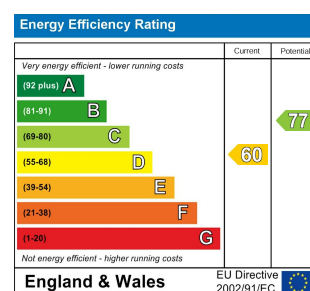
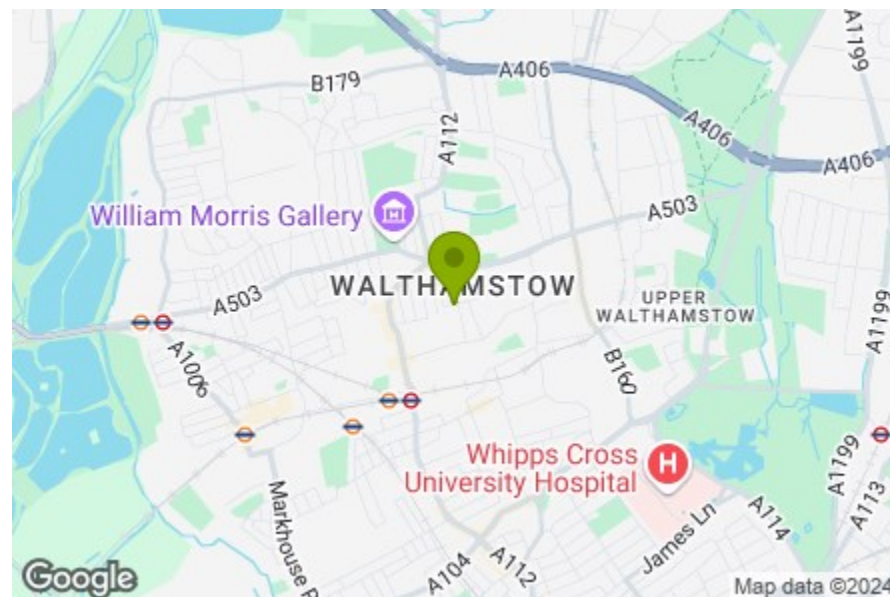
Kitchen
9'1" x 8'6"

Bedroom
11'10" x 11'1"

Bedroom
11'8" x 8'5"

Bathroom
8'6" x 7'10"

Balcony



SEAFORD ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Share of Freehold
2 Bed Flat



Features:

- First Floor Flat
- Share of Freehold
- No Chain
- Two Bedrooms
- Central Walthamstow Location
- Detached Garage

A spacious, immaculately presented, two bedroom, first floor apartment, coming with a detached garage and private balcony. Centrally located with Walthamstow Central station, lush Lloyd Park, Walthamstow Village and Hoe Street all close by.

Your door to door commute could take as little as twenty five minutes via the rapid Victoria line from nearby Walthamstow Central station, connecting you directly with Blackhorse Road, King's Cross and Oxford Circus.

REQUEST A VIEWING
0203 397 9797

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E4 & N17
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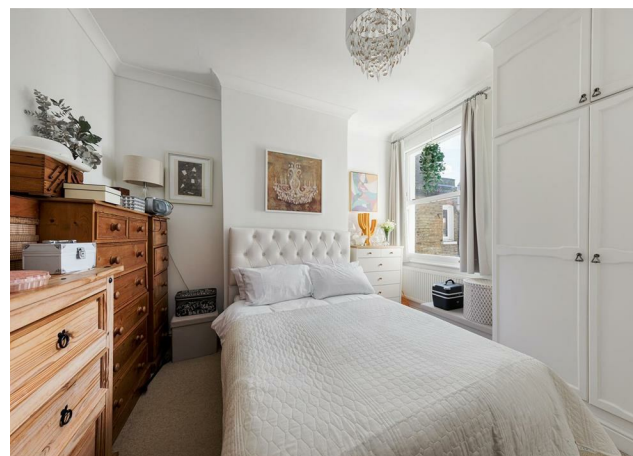
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IF YOU LIVED HERE...

Entering your beautiful, first floor apartment you'll wander down the bright entrance hall into your elegant, 235 square foot reception room. In here, a luminous box bay window sits alongside patio doors that open onto your private balcony. A sleek, chrome electric fire is surrounded by a marbled hearth and the whole space is decorated in tasteful, neutral tones. Next door, your handsome double bedroom has a generous row of bespoke wardrobes and views over the surrounding gardens.

Next you'll come to your stylish, well arranged kitchen. Full of timber cabinets, modern integrated appliances, glossy white splashbacks and a concealed extractor hood over the electric oven and gas hob. As you continue down the hall, you'll find your family bathroom is home to a refreshing rainfall shower over the tub and a full white suite including a sleek concealed cistern. Finally, to the rear of your home sits your second double bedroom, another tastefully decorated space with peaceful treetop and rooftop views.

It's an easy eight minute stroll over to your new local, Ye Olde Rose and Crown. One of our favourite places to go, with great food, beer, and an intimate

performance venue above the pub where you can see some of the best emerging artists and theatre acts in London. Keep exploring your way down Hoe Street and you'll find even more great pubs, cafes and restaurants. A few minutes further are the beautifully landscaped gardens of Lloyd Park. This Victorian era, lush open space is the perfect place to wander, unwind and relax.

WHAT ELSE?

- Much loved Walthamstow Village is also less than ten minutes from your front door, here you'll find a vibrant atmosphere, particularly along Orford Road, and some of the best eating and drinking establishments in our borough.
- For pure indulgence in a luxurious spa or to work out in a huge state of the art gym, we'd recommend a trip to Waltham Forest Feel Good Centre. This marvellous, expansive wellness venue is only a nine minute walk away.
- Wood Street Indoor Market is just over half a mile from your home, where you'll find a mesmerising mix of vintage clothes, street food, furniture and many other rare finds.



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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