

Ground Floor

Total Area: 54.6 m² ... 588 ft²
All measurements are approximate and for display purposes only.

Reception Room
20'8" x 10'4"

Kitchen
8'4" x 6'7"

Bedroom
13'5" x 8'10"

Bedroom
8'10" x 8'1"

Bathroom
7'3" x 4'11"



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		69	76
	EU Directive 2002/91/EC		



GROVE ROAD, WALTHAMSTOW

Offers In Excess Of £390,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Ground Floor
- Village Location
- Communal Garden
- Chain Free

Set on the ground floor of a purpose built development with Walthamstow Village, this two-bedroom apartment benefits from having a bright reception room as well as a separate kitchen and communal gardens. The chain-free status is a bonus too.

Step outside and walk ten minutes in one direction for the sprawling nature of Hollow Ponds, or just a bit further in the other direction for Walthamstow Central, where you can whiz into the West End in barely enough time to read a chapter of your book.

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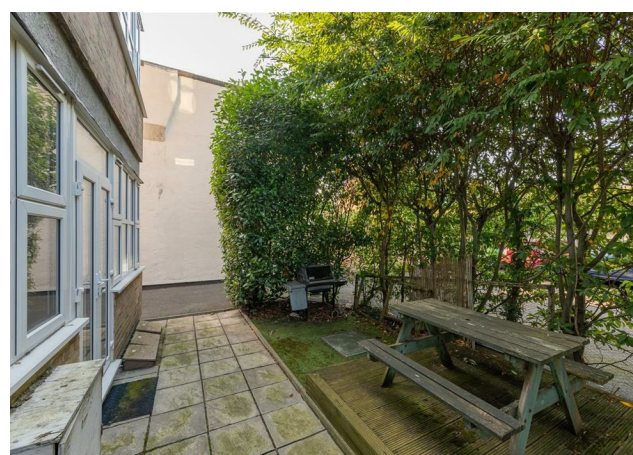
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IF YOU LIVED HERE...

With over 588 square feet of smartly decorated internal space, this is a home you can effortlessly settle into. Due to its neutral walls, generous proportions and glazing on two of the walls, the reception room is bright and brilliant - you'll love the glossy flooring and pendant lighting. The kitchen is handily adjoining, complete with sleek units and high quality appliances. Both bedrooms are equally spotless, and the master even has a PAX wardrobe. Meanwhile the bathroom is a good size, with an over-tub shower.

Beyond your eye-catching mid-century frontage and the communal gardens, you'll discover that you've joined a brilliant community, with plenty of local activities to enjoy on your doorstep, from the E17 Art Trail to the Village Jumble Trail. Walthamstow Village is packed with ancient history (which is how it gets its official 'village' status - it's not just a quaint, self-appointed title), as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores - you won't be able to keep away from Eat 17 (dubbed 'London's poshest Spar' by the press), and the charming Castle will surely become your trusty local.

While Orford Road is the main hub (you'll love your stroll up the picturesque Beulah Road to reach the village square there), you've got some excellent amenities right on your street, such as authentic sushi takeaway Ohba Leaf Kitchen, the brilliant coffee shop Hucks and the convenient Tesco Express. If you need to escape further afield, you'll be pleased to know that you're only 16 minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Overground, or walk a bit further to Walthamstow Central for access to the speedy Victoria line.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 25 minutes north, Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 10 minutes.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly opened Forest Cinema.
- You're also only a few minutes on foot from the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.



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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