

First Floor

Total Area: 71.3 m² ... 767 ft²

All measurements are approximate and for display purposes only.

Bathroom
7'6" x 5'1"

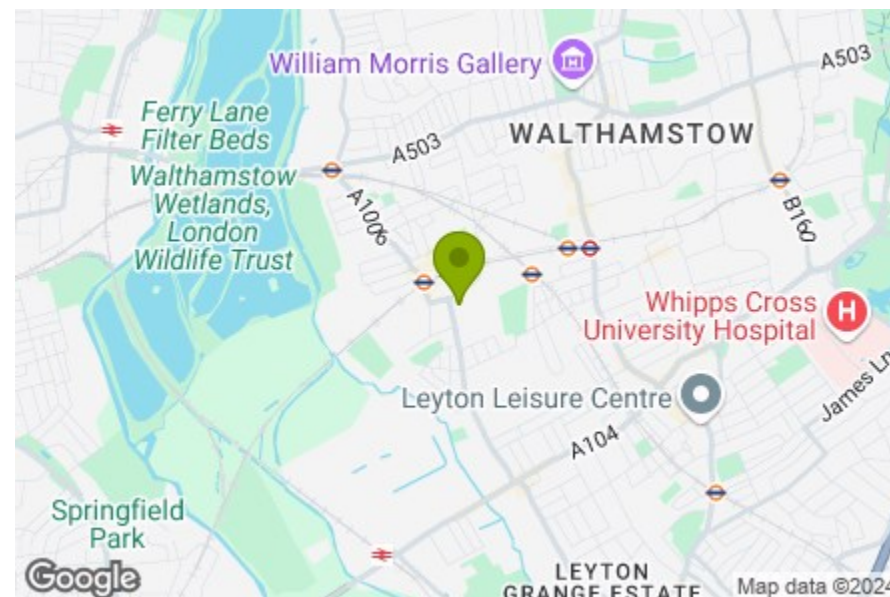
Hallway
10'9" x 6'3"

Kitchen
10'9" x 9'8"

Reception Room
19'3" x 12'4"

Bedroom
12'11" x 9'4"

Bedroom
13'8" x 9'6"



Energy Efficiency Rating	
	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



ARKLEY ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Double Bedrooms
- First Floor Apartment
- Bright Modernised Kitchen
- Open Plan Living Dining Room
- Communal Gardens
- Moments From St James Street
- Over 750 Sq Ft.

A bright, smart and colourful two-bedroom apartment on the first floor of a modest, contemporary development sat amongst secure, leafy communal gardens.

It's right in heart of Walthamstow's dynamic St James Street neighbourhood, which also benefits from some excellent transport links. There are some fantastic green spaces nearby too, such as the Walthamstow Wetlands and Lloyd Park.

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

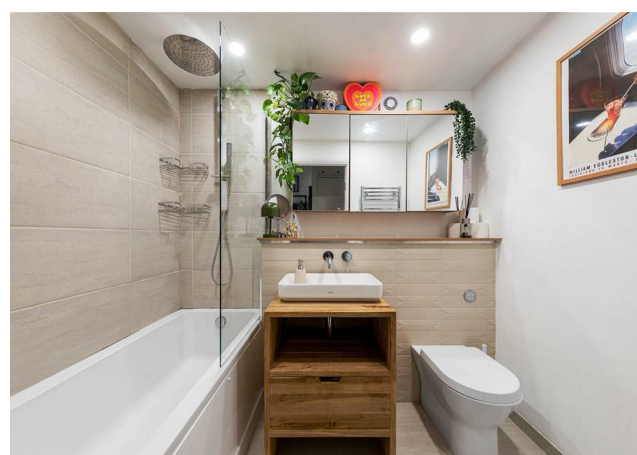
New Homes
newhomes@stowbrothers.com
0203 325 7227

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...

Since it comes in at over 750 square foot, you'll easily settle into your characterful new home, enjoying the leafy views all around as well as the sublime interiors. Your dual aspect open plan living/dining room is gloriously bright, with some smartly crafted carpentry that's both convenient and stylish. You'll love the sage feature wall and soft carpeting underfoot. Next door, your kitchen has been just a thoughtfully designed, with deep blue units, glossy counters and integrated appliances. Both bedrooms are doubles with more spotless decor. Your bathroom is smart and modern with an over-tub shower and plenty of storage.

This whole part of E17 has boomed with youthful energy in recent years, with several independent business opening. You may already know about creative hub CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including tasty brunch spot The Curious Goat and bar/pizzeria True Craft.

You've also got Europe's longest market which runs along the High Street on your doorstep, plus the newly opened Forest Cinema and 17&Central shopping centre a short stroll away in Walthamstow Central.

Despite all this urban living, you're actually still surrounded by greenery; Walthamstow Wetlands is less than a mile away, and you're also within walking distance of Walthamstow Marshes and Lloyd Park.

If you need to travel further afield, St James Street station is six minutes on foot for quick access to Liverpool Street on the overground, while Walthamstow Central is 12 minutes for the speedy Victoria line into the West End.

WHAT ELSE?

- You're lucky enough to have one of Walthamstow's best kept secrets just round the corner. Supperclub.tube sits in the basement of the Pumphouse Museum, here you can enjoy gorgeous cuisine in a decommissioned tube carriage.
- Conveniently you've got a fantastic coffee shop - Beaten by a Whisker - mere metres away. Grab a drink to go, along with one of their more-ish cinnamon buns, to enjoy in your gorgeous open plan living room.
- Parents will be pleased to know you have some great options of schools in the area.



A WORD FROM THE OWNER...

"We have loved our time on Arkley Road. There is a great community feeling on both the road and in Walthamstow. We have benefited from having great bakeries and coffee on our doorstep. Location has been key from being in Liverpool street within minutes or walking down the canal within 20 minutes. We will definitely miss this lovely flat on Arkley road."

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM