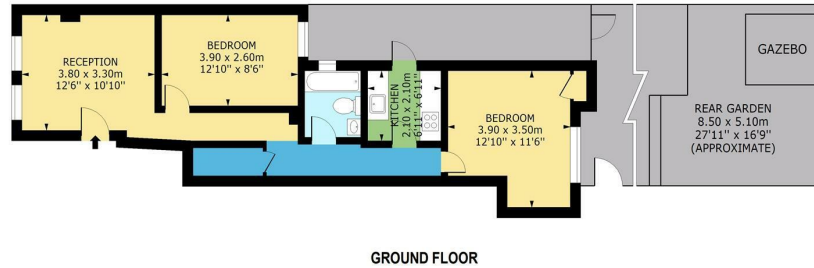


St Mary Road, E17
Approx. Gross Internal Area 597 Sq Ft - 55.46 Sq M



Reception
12'5" x 10'9"

Bedroom
12'9" x 8'6"

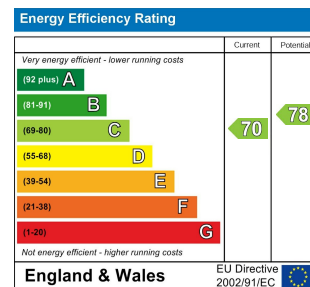
Bathroom

Kitchen
6'10" x 6'10"

Bedroom
12'9" x 11'5"

Rear Garden
27'10" x 16'8"

THE STOW BROTHERS
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
Date: 30/9/2024



ST. MARY ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Freehold 2 Bed Apartment



Features:

- Ground Floor Flat
- Two Bedrooms
- Private Rear Garden
- Central Walthamstow Location
- Close to Walthamstow Village

This charming two-bedroom ground floor apartment is located in one of the area's most sought-after spots between Walthamstow Central and Walthamstow Village, close to Poet's Corner, Lloyd Park and the many amenities surrounding the tube.

As the home has a separate reception and kitchen, it enjoys a great sense of space, while also striking a remarkable balance between traditional flair and modern convenience. The private rear garden is the icing on the cake.

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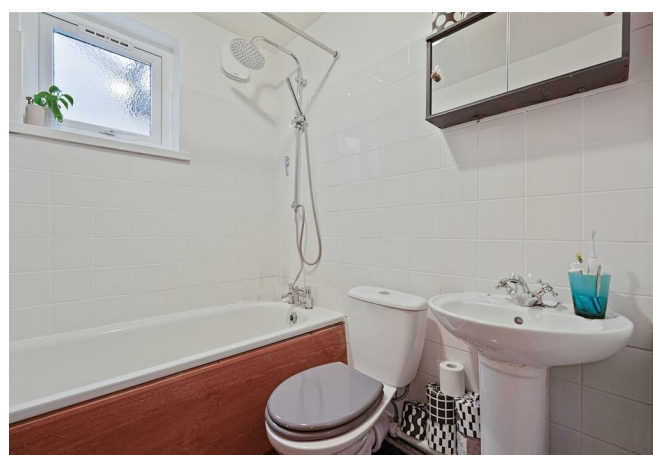
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0203 397 9797



IF YOU LIVED HERE...

You'll love this fantastic spot to the north of Walthamstow Village, where it's easy to piggyback on neighbouring areas, such as Poet's Corner, Lloyd Park and Walthamstow Central. Within a five minute walk you've got everything from a newly opened cinema and the ultra-convenient Victoria line to award-winning restaurants and top-rated gastro-pubs.

At home, your front reception room has been nicely preserved, with neutral walls and ornate beading, all bathed in light from the generously-sized windows (that's right, there are two of them). The kitchen is spacious with plenty of storage space. The bathroom has a similar style, with smart fittings and an over-tub shower. Both bedrooms are comfortable doubles with plenty of room for storage and pristine neutral decor.

Outside, you'll find your large rear garden, which has been charmingly paved and has a gazebo for al fresco dining. There's also an abundance of green space nearby, from Lloyd Park to Hollow Ponds and the Walthamstow Wetlands.

When it comes to eateries, there are heaps of established favourites in the areas around Hoe Street and Orford Road - Yard Sale Pizza, Sodo and Shri Lakshmi in the former, and Peeld, Eat 17 and Orford's Fish & Chips in the latter, but new arrivals to the scene ensure a steady buzz and feeling of energy. There are some great pubs too, including the Queens Arms and the Hags Head, both a short walk away.

Walthamstow Central tube is mere minutes away, meaning you can hop on the tube or overground and be in the West End or City in less than half an hour.

WHAT ELSE?

- There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens later this year/early 2025 - and it'll be a few minutes from your front door.
- If you want a change of scenery, head to Fellowship Square for its all-singing, all-dancing fountains, a delight for both kids and grown-up kids-at-heart.
- As well as being so close to Walthamstow Central station, you're in a great spot for accessing the borough excellent bus network; the bus station is a few minutes away.



A WORD FROM THE OWNER...

"A large two-bedroom flat, perfectly located just a short walk from Walthamstow Station (2 minute walk!) and the vibrant Walthamstow Village. This property has been a true sanctuary for us, offering the ideal balance of urban convenience and a village atmosphere. Whether it's the excellent transport links or the charming local cafes and shops, we've loved every moment living here. The spacious living area has been great for hosting friends and family, while the two generous bedrooms offer the perfect retreat after a busy day. The large second bedroom has a dual use as an office space for work from home and a place for friends and family to stay when they are visiting London. The private back garden is perfect for the summer months with the side return providing a useful area for storage and exercise. We have completed repairs (including new guttering, roofing and secure doors) and updated the decor, but there is still lots of potential for the next owner to put their own stamp on the property. The location couldn't be better—being so close to the station has made commuting a breeze, and having Walthamstow Village nearby means you're never far from a relaxing stroll or a delicious bite to eat."

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