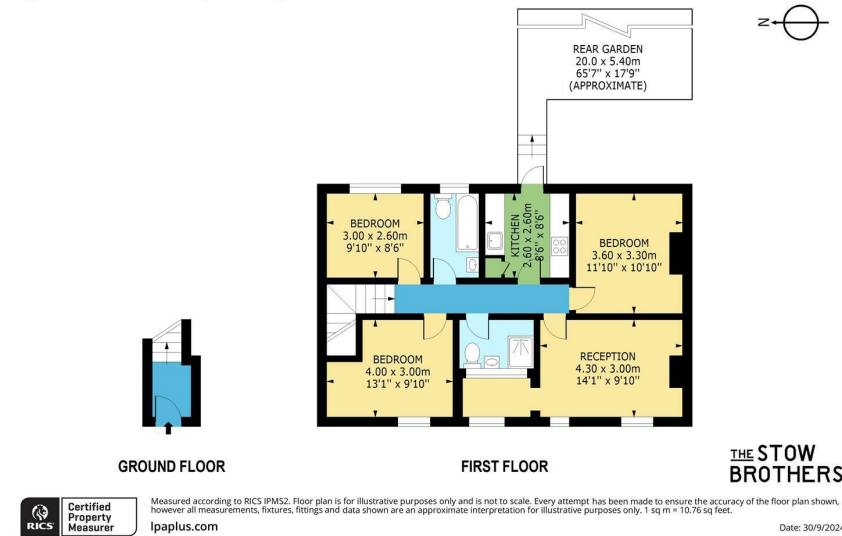
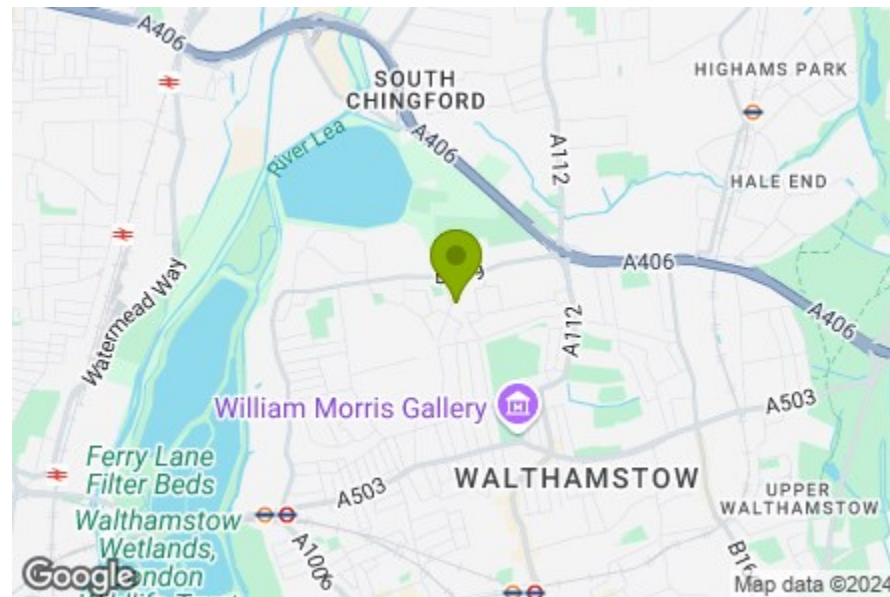


North Countess Road, E17  
Approx. Gross Internal Area 862 Sq Ft - 80.08 Sq M



- Bedroom  
13'1" x 9'10"
- Shower Room
- Reception  
14'1" x 9'10"
- Bedroom  
11'9" x 10'9"
- Kitchen  
8'6" x 8'6"
- Bathroom
- Bedroom  
9'10" x 8'6"
- Rear Garden  
65'7" x 17'8"



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		72	79
		EU Directive 2002/91/EC	



## NORTH COUNTESS ROAD, WALTHAMSTOW Offers In Excess Of £490,000 Leasehold 3 Bed Apartment



### Features:

- Warner Style Flat
- Three Bedrooms
- First Floor
- Large Private Rear Garden
- No Chain
- Lease Over 130 Years
- Own Front Door
- Close to Lloyd Park

Set across the first floor of a Warner-style property, this charming three-bedroom apartment is situated on a peaceful street just a short stretch from E17's much-loved Lloyd Park. Just beyond, you'll find the many perks of Walthamstow Central and Blackhorse Road, including an array of award-winning eateries and excellent transport links.

The perks at home are plentiful too; there's a private garden at the rear, a separate kitchen and reception, two bathrooms and a lease of over 130 years. The icing on the cake? It's on the market chain-free.

REQUEST A VIEWING  
0203 397 9797

**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



#### IF YOU LIVED HERE...

You'll love the feeling of peace that comes from living on a tree-lined residential street. And as well as that private garden at the rear, you've also got the grounds of Lloyd Park a short stroll away, so there's plenty nature nearby to keep the mood relaxed.

Inside, your reception room is bright and spacious, with light spilling in from the generous windows. There's a charming self-contained nook that would make an excellent home office, too - it even has its own window. You'll find more of the spotless decor in the kitchen, where highlights also include the glossy white tiles with contrast grouting and the spacious display units.

The three bedrooms are just as sleek and generously sized, while the two bathrooms mean there will be no queuing in the morning. One has a walk-in shower while the other has a tub - the perfect balance.

Outside you've got your own private garden accessed via a staircase to the rear. Roll on barbecue season, but you'll enjoy having outside space throughout the year, especially younger residents. Beyond that, as well as having Lloyd Park on your doorstep (where you'll find everything from a skatepark to bowling green), you've got a choice of two excellent pubs, the Dog and Duck and the Tavern on the Hill, both roughly ten minutes away in opposite directions.

As for eateries, head towards the Bell junction and you'll come across some great options, including vegetarian-focused cafe Buhler, award-winning Yard Sale Pizza and family-run Shri Lakshmi.

Walthamstow Central station is around a 26 minute walk (or quicker hop on the bus), and will get you directly to Oxford Circus or Liverpool Street in twenty minutes via the Victoria line or Overground.

#### WHAT ELSE?

- There's much excitement about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens later year/early 2025 - and it'll be just a mile from your front door.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- For essentials and more amenities, head to Walthamstow Central, where you'll find Europe's longest market on the High Street, the newly opened Forest cinema and the chains found in the 17&Central shopping centre.



#### 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

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM