



Third Floor

Total Area: 74.0 m² ... 797 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/Reception Room
22'9" x 18'2"

Bedroom
12'2" x 11'0"

Bedroom
11'3" x 11'0"

Bathroom
7'0" x 6'3"

Storage

Balcony
8'8" x 8'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	

BLACKHORSE ROAD, WALTHAMSTOW Offers In Excess Of £535,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Beautifully Presented Apartment
- Private Balcony
- Close to St James' Street Station
- Open plan Kitchen / Living Area

Set on the third floor of a smartly designed modern block, this immaculately finished two-bedroom apartment has plenty of highlights, including a east-facing private balcony, an open plan kitchen/lounge/diner and beautiful design throughout.

The location is an excellent spot between Blackhorse Road, Walthamstow Central and St James Street, meaning you can enjoy the perks and transport links of several thriving neighbourhoods. Although the apartment is surrounded by E17's best action, there's plenty of greenery nearby too, including the fantastic Walthamstow Wetlands.

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IF YOU LIVE HERE...

This is truly an excellent location, and you don't even need to just take our word for it, as everyone from Time Out to Conde Nast Traveller has been a bit obsessed with Blackhorse Road in recent times. But let's start by looking at the view from inside the property...

Your open plan kitchen/lounge/diner will be the heart of your home. There's a great contrast between the forest green walls, designer wallpaper and neutral tones of the kitchen area, which is sleek and polished with white units, glossy tiling and integrated appliances. You'll love the considered touches such as the space saving vertical column radiators. During warmer months it'll be a real joy to spill out to the east-facing balcony and enjoy a drink. The third floor positioning means you've got calming skyline views, plus a touch of energy efficiency inside.

Both the bedrooms are immaculately finished with floor to ceiling windows. Meanwhile, the bathroom is smart and stylish, with mosaic tiling, copper fittings, plenty of storage and an over-tub shower. Finally, the hallway is brilliantly spacious with handy in-built storage.

You'll love having your communal garden, but you've also got some excellent green spaces; Lee Valley Park, Walthamstow Wetlands and St. James Park are all reachable on foot.

As for urban fun, there's plenty... Start by exploring the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and the epic Big Penny Social (look out for events across all of them). You've also got some excellent restaurants within walking distance, such as the popular SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', so you'll want to book.

The dynamic social hub CRATE St James is a four minute stroll away. Here you'll find an eclectic collection of creative ventures, from independent eateries and florists to yoga studios and boutiques. On the way you'll pass True Craft, a fantastic new bar/pizzeria.

WHAT ELSE?

-As well as having St James St station so nearby, it's an eight minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins. Buses are plentiful too.

- Just three minutes away, you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some delicious takeout and soak up some culture worth bragging about.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and convenient chains. The new Forest Cinema has opened in that area, perfect for movie nights.



A WORD FROM THE OWNER...

"The property is modern and there is a sense of large space in the rooms. Being on the third floor gives a bit of a view above roofs to spot green areas, the water reservoirs, and the City at a distance. Great also for colourful sunsets and sunrises. Rooms are very bright and sunny and there is plenty of room for entertaining. Great location in between 2 TFL stations, minutes away from central London and East London. Very close to social hubs such as Blackhorse lane area (Yonder, Big Penny Social, breweries). Surrounded by green areas and parks, fantastic routes for runners down the marshes and canals, including long distance routes to Epping Forest or Canary Wharf. Building is children and pet friendly. Very close to great nursery and schools, and playgrounds, ideal for young families like us."

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