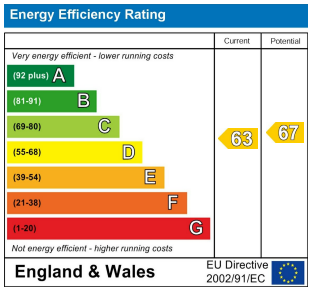


Total Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## FIRST AVENUE, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Flat
- Second Floor
- Central location
- Private Balcony
- Close Proximity to Walthamstow Central Station

A bright and spacious one-bedroom apartment on the second floor of a purpose built development, which is located moments from Walthamstow Central station, with the charming amenities of Walthamstow Village mere minutes in the other direction.

Within the home, you'll find smart decor, ample storage, an abundance of natural light and a south-facing private balcony. It's all laid out perfectly, ready for you to make your own.

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

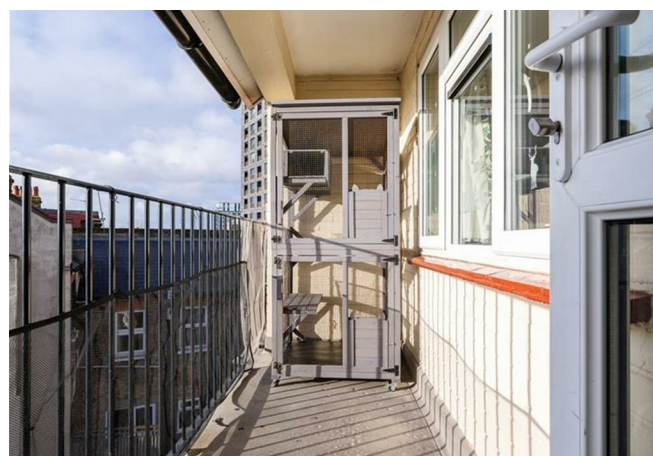
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#### IF YOU LIVED HERE...

With 525 square feet of internal space, this is a home you can really bring your own personality to and enjoy spreading out in. Due to its neutral decor and generous size, the reception room has a bright and brilliant feel. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its plentiful units. The double bedroom is spacious, while next door you'll find your bathroom, with floor to ceiling tiling and a walk-in shower. On warmer days, you'll love making the most of your private south-facing balcony, which will become a true extension of the living space.

Within a short hop of your building you have some excellent options, including ramen joint Tonkotsu and the Time Out approved sourdough specialist Today Bread, which will be your go-to for coffee and delicious baked goods.

Just as close to home, you've got Europe's longest market which runs along Walthamstow High Street, the convenient chains found in the 17&Central shopping centre, and the newly opened Forest Cinema. Walthamstow Village is a short stretch further, with its quaint independents and architecturally interesting landmarks. This area is perfect if you're looking to make a group

booking for visiting friends or family - try The Queens Arms, The Castle or head to the eclectic Nags Head.

If you need to escape further afield, Walthamstow Central station - just metres away - is served by both the Victoria line and Overground, so double the convenience.

#### WHAT ELSE?

- Soon you'll also be able to enjoy being just a few minutes from the much anticipated Soho Theatre Walthamstow, which was been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to the arts and community.
- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space, including Lloyd Park, which houses the William Morris Gallery, Fellowship Square, with its impressive fountains, and Hollow Ponds, at the cusp of Epping Forest.
- You're only ten minutes or so on foot from the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries like Pillars and gin palace Mother's Ruin.



#### A WORD FROM THE OWNER.....

"We have spent a lovely 6 years in this bright and sunny flat and we are sad to say goodbye to this lovely neighbourhood. We have enjoyed the super quick commute to central London as well as the local restaurants and pubs in Walthamstow Village. The neighbours are very friendly and have always felt very safe in our street."

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