



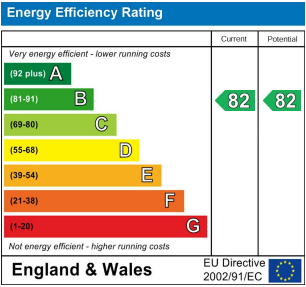
Reception Room
10'8" x 17'8"

Kitchen
9'3" x 7'10"

Bathroom

Bedroom
12'7" x 10'2"

Bedroom
7'5" x 13'11"



LAMBKINS MEWS, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms Flat
- First Floor
- Open Plan Kitchen / Living Area
- Long Lease
- Moments Away from Wood Street

This well-located 682 sq ft two-bedroom home is situated on the first floor of a modern purpose-built development in a peaceful no-through road. Featuring an open-plan kitchen/reception and a long lease for added peace of mind, it offers both comfort and convenience. Just moments from the vibrant energy of Wood Street and its array of local amenities, you'll also benefit from excellent transport links via Wood Street Station. The Weaver Line provides direct connections to Liverpool Street in under 20 mins and Walthamstow in under 5 mins.

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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

The first room you'll encounter is the principal bedroom, a bright and airy space spanning 131.84 ft². Its south-facing window ensures an abundance of natural light throughout the day, creating a warm and inviting atmosphere.

The family bathroom is elegantly finished with classic white tiles and serene baby blue paint, offering a calming retreat. It features a full-sized bath with a glazed shower combination, while a cabinet-mounted sink keeps surfaces clutter-free for a sleek, organized look. A built-in cupboard off the corridor provides convenient storage, perfect for coats, boots, or seasonal items like suitcases.

The kitchen is both stylish and practical, featuring cream cabinetry, a crisp white tiled splashback, and dark grey granite-style countertops that beautifully complement the large-scale charcoal floor tiles. Thoughtfully designed for functionality, it offers ample storage and workspace, with a window over the sink providing a pleasant outdoor view and plenty of natural light, enhanced by soft downlighting.

Stretching nearly 18 feet, the living room is a spacious and versatile area, easily accommodating both dining and lounging options. Large double doors span the width of the room, allowing for an abundance of natural light while also welcoming a refreshing breeze in the warmer months, seamlessly blending indoor and outdoor

living. Warm pine floorboards complement the soft yellow walls, and the same wooden flooring flows throughout the home, creating a cohesive and harmonious feel.

WHAT ELSE?

- Wood Street, E17, is a vibrant and diverse area that offers something for everyone. At its heart lies the charming Wood Street Indoor Market, where you'll find quirky independent shops, vintage treasures, and artisan cafes.
- Nature lovers will appreciate the proximity to Epping Forest, offering endless opportunities for walks, cycling, and outdoor adventures, while the serene Hollow Ponds provide a perfect spot for hiring a row boat or having a picnic.
- For those who enjoy a lively social scene, the area boasts an array of trendy pubs, restaurants, and coffee spots, such as the ever-popular The Duke and Marilyn's Cafe.
- Culture enthusiasts can explore the local art scene and enjoy live performances at the nearby William Morris Gallery set in Lloyd Park with it's array of civic amenities, including a skate park, tennis courts and play area.
- With excellent transport links, including Wood Street Overground Station connecting you to Walthamstow Central, you're just a short commute from the buzz of central London while enjoying the charm and creativity of this thriving East London neighbourhood.



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

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