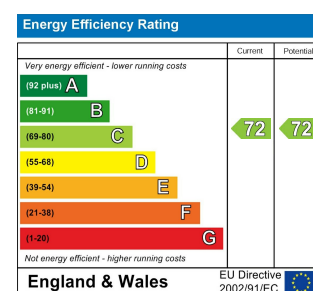
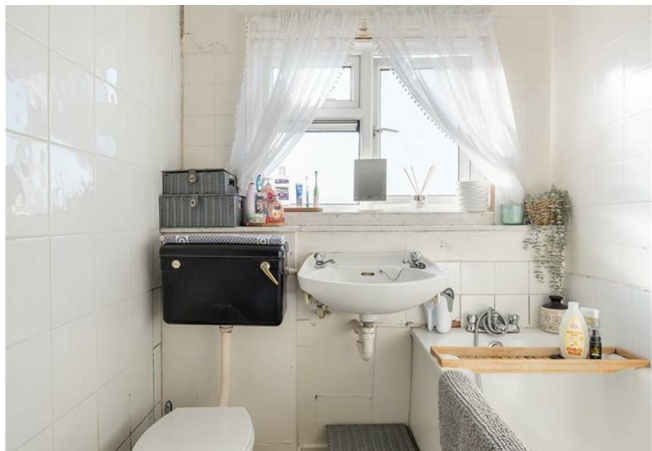


A photograph of a three-story brick building on Food Hall Wood Street. The ground floor features a large market stall with various fresh produce like fruits and vegetables. A black car is parked on the left, and a person in a wheelchair is visible near the stall. The upper floors have white-framed windows and balconies. A sign above the stall reads "FOOD HALL WOOD STREET".



- Two Bedroom Flat
- Split Level
- Close to Wood Street Station
- Good Order Throughout

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IF YOU LIVED HERE...

Approach this modern brick property from the outside via a sturdy, black metal staircase that directly leads to your front door lending a sense of privacy and security. Inside, you'll find a handy storage cupboard to the right, perfect for keeping coats, bags, and shoes tucked neatly away, as well as additional storage under the stairs for your convenience.

Your galley kitchen is equipped with white cabinetry on either side of the room and ample space for all essentials, including a washing machine, dishwasher and a large freestanding fridge. The front-facing window allows natural light to fill the space, creating a bright and pleasant environment for cooking and entertaining.

The generously sized reception room covers 154.70 ft² and benefits from floor-to-ceiling windows and double doors that open onto a private balcony—a perfect spot to watch the world go by below. A stylish gas fire provides a contemporary focal point to the room, whilst soft, deep carpeting ensures a warm welcome.

The second-floor houses two spacious double bedrooms – both with the same soft plush carpeting and abundant natural light. The 158.63 ft² principal bedroom comes with built-in storage and an alcove perfectly sized for a desk—a great setup for working from home or creative projects. A wide picture window brings in plenty of

light. The second bedroom, slightly smaller at 96.70 ft² also features the same thick carpeting and a large window spanning almost the entire room's width.

In the bathroom, there's a modern white suite and a full-sized bath. The neutral finishes create a bright, clean space that's easy to personalise.

WHAT ELSE?

- Fantastic transport links nearby include Wood Street Overground Station with direct services to London Liverpool Street in 20 minutes, ideal for City commuters or to Walthamstow Central for easy access to the Victoria Line. Nearby Buses to Leyton, Chingford, and Stratford, make it easy to get around locally without a car
- Wood Street's charms don't stop with its many independent cafes and eateries and its Indoor market – a local secret housing everything from vinyl records and vintage clothing.
- Culture enthusiasts can explore the local art scene and enjoy live performances at the nearby William Morris – Gallery set in Lloyd Park with its array of civic amenities, including a skate park, tennis courts and play area. If you explore on a Saturday, there's even a market and food stalls to enjoy
- Nature lovers will appreciate the proximity to Epping Forest, offering endless opportunities for walks, cycling, and outdoor adventures



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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