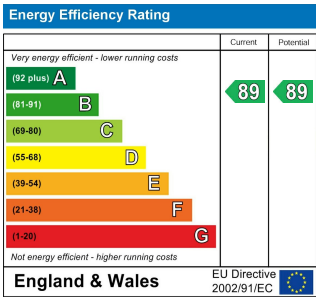


TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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BLACKHORSE LANE, WALTHAMSTOW
Offers In Excess Of £550,000 Leasehold
3 Bed Apartment - Purpose Built



Features:

- Three Bedrooms
- Modern Build Flat
- Immaculately Presented
- Two Bathrooms
- Spacious Roof Terrace
- Chain Free
- Next to Blackhorse Road Station
- Close to Walthamstow Wetlands
- Allocated Parking Space

Just moments from Blackhorse Road Station, this stylish three-bedroom flat offers modern living in the heart of Walthamstow. Part of a contemporary development, the property is immaculately presented with generous interiors and high-quality finishes throughout. It features two beautifully finished bathrooms, a bright open-plan living area, and a standout private roof terrace—ideal for entertaining or relaxing with views over the local area. Set within a vibrant and creative community hub, you're perfectly placed for access to Walthamstow Wetlands, local cafes, and excellent transport links. Offered chain-free, this is an ideal opportunity for buyers looking for a move-in-ready home in a well-connected and increasingly popular part of East London.

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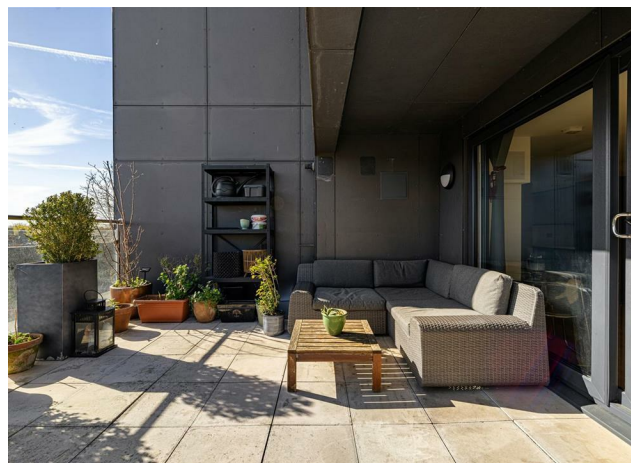
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IF YOU LIVED HERE...

The hallway connects each room in the home, with light wood flooring running throughout and creating a warm, unified feel. At the heart of the property is the open-plan kitchen and lounge—flooded with natural light thanks to large glazed sliding doors that open onto a generous private roof terrace. This central living space comfortably accommodates both a lounge and dining area, making it perfect for everyday life or entertaining. The kitchen is fitted with sleek cabinetry in a mix of dark and light gloss grey, accented by chrome fittings and marble-effect countertops. Integrated appliances complete the clean, contemporary look, while the wood flooring keeps things calm and easy to maintain. The roof terrace feels like a true extension of the home—offering a rare sense of privacy and space in an urban setting. There's room for outdoor dining, lounging in the sun, and adding greenery with potted plants or planters. The main bathroom features a bath with an overhead rain shower, finished in soft beige tones and light wood, with a stylish vanity unit and modern wall tiling. The master bedroom, carpeted in soft grey, benefits from its own ensuite and mirrors the same serene palette and refined finishes. The two additional bedrooms are equally well-proportioned, with space for double beds and extra furnishings. Each room offers flexibility, making them ideal for use as bedrooms, home offices, or guest rooms.

This home enjoys a prime position in one of Walthamstow's most vibrant and well-connected areas. Walthamstow Wetlands, a vast and tranquil nature reserve, is just a short walk away—perfect for morning strolls or weekend escapes. For something livelier, Big Penny Social, a key stop on the Walthamstow Beer Mile, is nearby and offers food, drinks, and a packed calendar of events. Lloyd Park is also within easy reach, offering landscaped gardens, a gallery, and regular community markets. Families will appreciate the excellent local schools, including Stoneydown Park School, which is within easy walking distance. The renowned Forest School is also conveniently accessed via a short bus ride.

WHAT ELSE? Blackhorse Road Station is just a 3-minute walk from the property, providing fast and direct access to central London via the Victoria Line, as well as convenient Overground services. For additional connections, St James Street Station is around 15 minutes on foot, offering regular trains to Liverpool Street and other key destinations—ideal for commuters and those looking to explore the city with ease.



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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Kitchen/Lounge
26'2" x 11'9"

Bedroom
16'8" x 10'9"

Balcony
15'5" x 14'1"

Ensuite
8'2" x 6'2"

Bedroom
13'1" x 8'10"

Bathroom
9'6" x 5'10"

Bedroom
13'1" x 9'2"



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