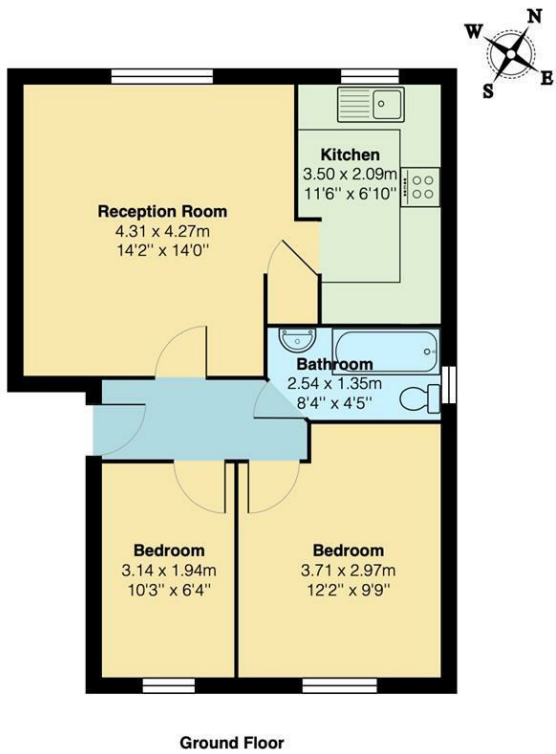




Reception
14'1" x 14'0"

Kitchen
11'5" x 9'6"

Bathroom
8'3" x 4'5"

Bedroom
12'2" x 9'8"

Bedroom
10'3" x 6'4"

Ground Floor

Total Area: 48.1 m² ... 518 ft²
All measurements are approximate and for display purposes only.



GREEN POND CLOSE, WALTHAMSTOW
Offers In Excess Of £350,000 Leasehold
2 Bed Apartment - Purpose Built

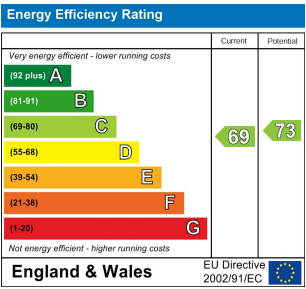


Features:

- Two Bedrooms
- Ground Floor Apartment
- Purpose Built
- Well Presented
- Short Walk to Blackhorse Road Station
- Off Street Parking

A bright and beautifully presented two-bedroom apartment, situated on the ground floor of a modern, private purpose-built development. Conveniently located within walking distance of Blackhorse Road station on the Victoria Line, the property also benefits from highly desirable off-street parking.

Set in the heart of Walthamstow—one of London's most dynamic and sought-after neighbourhoods—this location continues to attract attention as one of the capital's best places to live. You'll be ideally placed to enjoy all that the area has to offer, from the wide open spaces of Lloyd Park and Walthamstow Wetlands to vibrant local markets, an array of restaurants and bars, and a strong cultural scene. With an excellent choice of schools, a welcoming community feel, and superb transport links, this is a fantastic home for both families and professionals.



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IF YOU LIVED HERE...

Approached via well-tended communal gardens framed by hedges and blossom trees, this low-rise apartment block is peaceful, well-maintained, and offers secure entry for added peace of mind.

Step inside to a light-filled hallway featuring blond engineered wood flooring, which continues seamlessly into both double bedrooms. The principal bedroom (approx. 135.45 sq ft) makes a statement with a bold dark grey feature wall, while the second bedroom (approx. 71.94 sq ft) is painted in a calming pale blue—both south-east facing to enjoy gentle morning sun and natural light throughout the day.

To the left, you'll find the spacious reception room (approx. 192.21 sq ft), a warm and inviting area where natural light pours in through large windows, reflecting off rich, dark wide-plank flooring. There's ample space here for both a comfortable lounge and dining setup.

Approached through an archway, the separate kitchen (approx. 85.91 sq ft) is a bright, cheerful and modern space. White cabinetry, glossy black metro tiles, and blond wood countertops are paired with sunshine-yellow walls—bringing warmth and energy whatever the weather outside.

The family bathroom features a classic white suite, including a bath with an overhead shower, a vanity unit with storage, and deep blue panelling that adds a stylish, characterful touch.

WHAT ELSE?

Black Horse Road Station includes both the Victoria Line on the Underground and The Suffragette Line on the Overground. With direct 20 mins runs to Liverpool Street and Oxford Circus, putting both the City and West End within easy reach.

After a big refurbishment, Soho Theatre Walthamstow launches in May with much anticipation.

Explore the peaceful, leafy oasis of Walthamstow Village, home to a huge range of independent, artisanal gastropubs, bars and restaurants.

Walthamstow High Street and famous street market – the longest in Europe is within easy reach and with Hoe Street close by, you'll find amazing restaurants, tons of history and some of the best pubs in east London to help convince you, too.

Walthamstow Wetlands covering 500 acres and Europe's largest urban nature reserve, is 20 min on foot or just 7 minutes by bike and is the perfect place to escape the city.



A WORD FROM THE OWNER...

"I've loved living here - the estate is quiet and relaxed, with lovely communal gardens that are great for sitting out in during the summer. My neighbours are friendly and - crucially - quiet, and most own, so there isn't a revolving door of renters. The flat itself is cool in the summer and warm in the winter - and the storage heaters have helped keep energy costs down, especially with the recent price rises. Blackhorse Road Tube station is only a 10 minute walk away, and there's also a vibrant little high street on Higham Hill Road. The Sunday roasts at Tavern On The Hill are legendary! There's also a great GP (one of the best rated locally) just up the road, as well as a good school a few roads over. If you have the time to check out the Blackhorse Brewery Mile, I really recommend it. Big Penny Social in particular does a huge array of fun local events - everything from bouncy castle days, ice skating, and theme nights to big events like the football and Eurovision.

Overall, Higham Hill has been a great place to live these past few years. It's very close to the amenities in Walthamstow, really well connected to central London, while also remaining leafy and quiet. I don't think you'd be able to persuade me there's a better place to be in the city - if I wasn't leaving London altogether I'd be staying right here!"

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