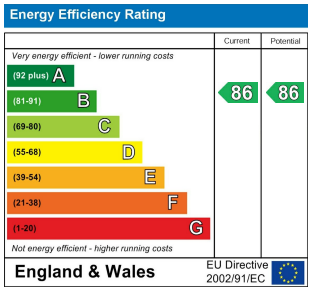


Third Floor

Total Area: 50.9 m² ... 548 ft² (excluding balcony)  
All measurements are approximate and for display purposes only



## SOUTH GROVE, WALTHAMSTOW

Offers In Excess Of £395,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom
- Modern Build Apartment
- Immaculately Presented
- Balcony
- Open Plan Reception
- St James's Street Location

Spread across the third floor of a modern development situated in one of E17's most thriving quarters, this immaculate one-bedroom apartment has pristine decor throughout, as well as a concierge service, bike storage and a south-west facing balcony that offers views stretching far beyond Walthamstow. The dynamic St James Street neighbourhood on its doorstep offers excellent amenities and transport links, and there are some fantastic green spaces nearby too.

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**E4 & N17**  
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**E17 & E10**  
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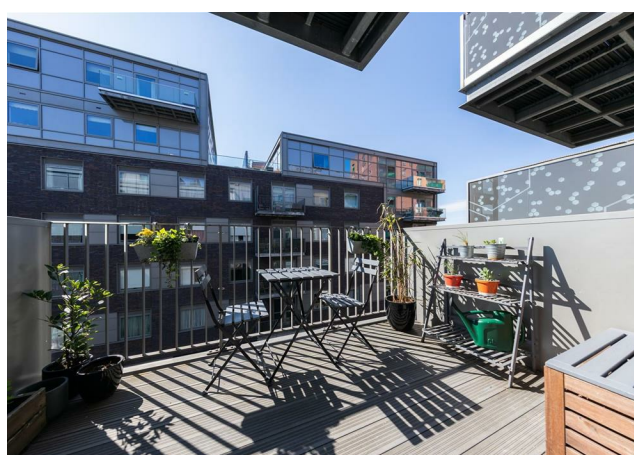
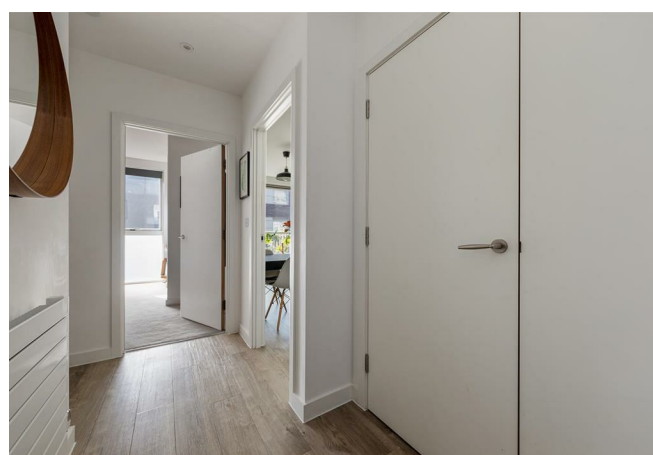
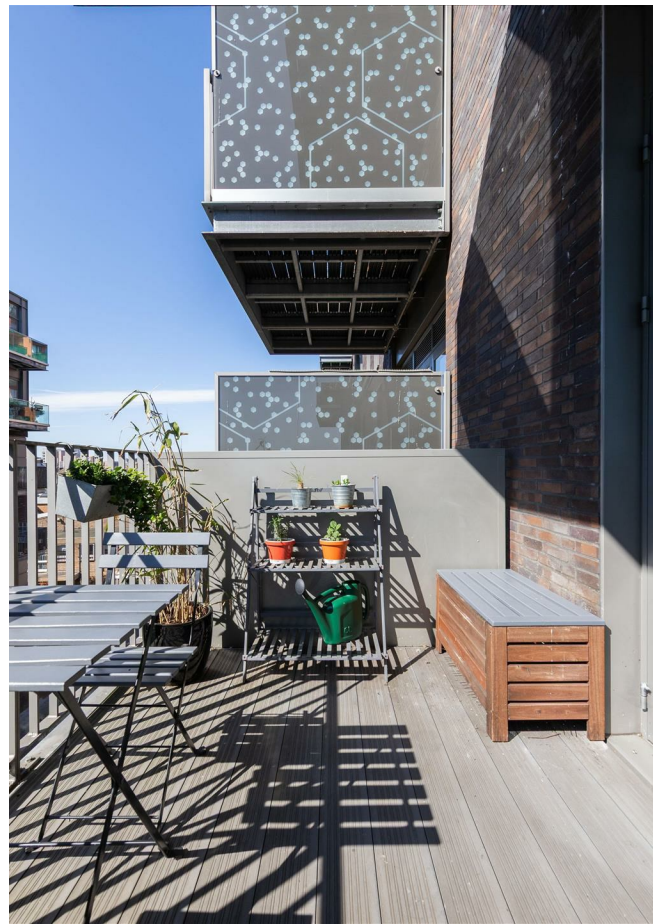
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#### IF YOU LIVED HERE...

Thanks to the abundance of natural light, your 548 square foot apartment has a fantastic sense of space, while the neutral decor and stylish fittings set a relaxing tone just moments away from the buzz of the thriving community.

If you work from home, you'll appreciate that the open plan living space has plenty of space for spreading out. The kitchen area has smart units, integrated appliances, sleek worktops and contemporary fittings. When it's warm enough you'll love eating and drinking out on your south-west facing balcony. Of course, not only does the third floor height mean you've got great views and plenty of natural light, it brings energy efficiency to the whole apartment too - something you'll really appreciate in winter.

The bedroom is just as immaculate as the rest of the home, with neutral decor, soft carpeting and in-built storage, while the bathroom is sleek and modern with glossy tiles, an over-tub shower and a smart basin cleverly designed within an alcove.

This whole part of E17 has boomed with youthful energy in recent years, with

several independent business opening. You may already know about creative hub CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including tasty brunch spot The Curious Goat and bar/pizzeria True Craft.

If you need to travel further afield, St James Street station is four minutes on foot for quick access to Liverpool Street on the overground, while Walthamstow Central is ten minutes for the speedy Victoria line into the West End.

#### WHAT ELSE?

- Fancy doing something a bit different? Situated in Walthamstow Pumphouse Museum - a nine minute walk away, supperclub.tube offers an incredible dining experience in a refurbished tube carriage.
- Conveniently you've got a fantastic coffee shop - Beaten by a Whisker - mere metres away. Grab a drink to go, along with one of their more-ish cinnamon buns, to enjoy on your balcony.
- Despite all this urban living, you're actually still surrounded by greenery; Walthamstow Wetlands is less than a mile away, and you're also within walking distance of Walthamstow Marshes and Lloyd Park.



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

"This has been the perfect starter home for us for the last 6 years and we've made tonnes of happy memories here. Our favourite spot is on the balcony in the early evening sun, enjoying a spritz and the unobstructed view south. The development itself is modern, well maintained and full of other young professionals and families. The St James Street area has a real sense of local community, with plenty of independent businesses from pizza restaurants to coffee shops to pubs. Particularly over the past couple of years the area has seen a burst of regeneration. And with such great transport links into central London but also nearby parks, wetlands and green spaces, it's the perfect base to enjoy London from. "

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