

Reception Room  
18'8" x 9'10"

Bathroom  
14'1" x 12'5"

Bedroom  
12'5" x 9'10"

Kitchen  
26'2" x 13'5"

Bedroom  
13'5" x 9'10"



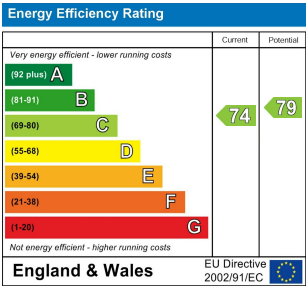
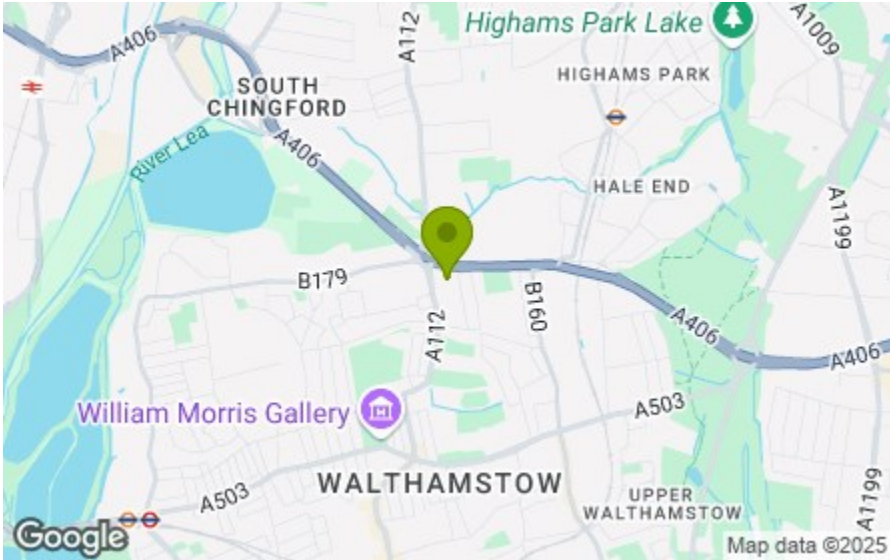
ROBERTS ROAD, WALTHAMSTOW  
£1,650 Per Calendar Month  
2 Bed Flat



Features:

- Available May
- Spacious First Floor Flat
- Neutral Decor Throughout
- Contemporary Fitted Kitchen
- Separate Reception
- Two Good Sized Bedrooms
- Unfurnished

An elegantly appointed, smartly presented two bedroom flat, on the first floor of a handsome Victorian terrace. For your new local we have to recommend the Dog & Duck, a charming family-friendly gastropub where you can relax in the beer garden's mock beach huts.



**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
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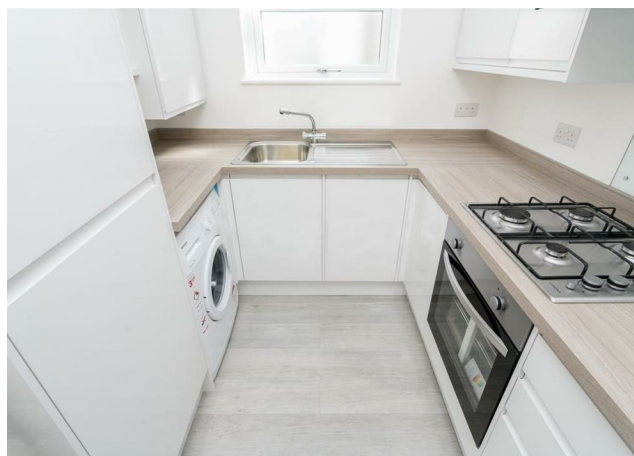
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id@stowbrothers.com  
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propertymanagement@stowbrothers.com  
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## IF YOU LIVED HERE...

You'll be stretching out in your capacious reception, with on trend grey carpets and light white walls. Flooded with natural light thanks to the dual windows, this space is a great sociable. Your kitchen's artfully laid semi-open, and decked out with a contemporary white suite, and contrasting dark worktops.

Elsewhere, your bedroom's a substantial double, with the other bedroom being a decent size as well. All elegantly appointed as the rest of this stylish apartment, with more of that grey carpet underfoot. Finally your

bathroom; handsomely finished with tub-to-ceiling metro tiles and designer fixtures.

Outside, the open green spaces and landscaped gardens of Lloyd Park are less than a half mile on foot. One of our borough's crown jewels, Lloyd Park is home to cafes, courts, babbling brooks plus an outdoor gym and skatepark. The park also plays host to countless sports clubs and classes, regular big ticket events like the Walthamstow Garden Party and the weekly Lloyd Park Market, great for everything from fresh produce to craft beers.

## WHAT ELSE?

- Hop on one of four bus routes just round the corner from your new home, and you can be in Walthamstow Central in fifteen minutes, for direct twenty minute runs to Oxford Circus and Liverpool Street.
- Whatever your Fitbit goals, the Waltham Forest Feel Good Centre has you covered, with swimming pools, gym, health suite, climbing wall, running track and even a trampoline park.
- Walthamstow Village is well worth the twenty minute walk, here you'll find a whole host of award winning, independent bars, restaurants, wine bars and gastropubs.

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