

Reception
11'11" x 10'5"

Kitchen
6'10" x 7'1"

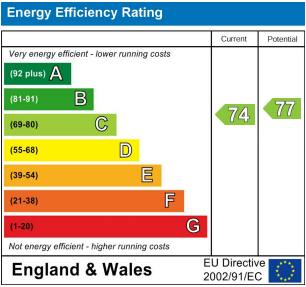
Bedroom
6'10" x 9'2"

Bathroom
6'6" x 5'6"

Storage

Total Area: 30.3 m² ... 326 ft²

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.



GREEN POND CLOSE, WALTHAMSTOW

Offers In Excess Of £255,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedrooms
- Ground Floor Apartment
- Purpose Built
- Short Walk to Blackhorse Road Station
- Off Street Parking
- Long Lease on Completion

Ideally located on a quiet cul-de-sac between Lloyd Park and Blackhorse Road, this bright and stylish one-bedroom apartment sits on the ground floor of a well maintained purpose built property, with off-street parking and smart decor throughout.

It's just 15 minutes on foot to Blackhorse Road station, where you've got access to both the Victoria and Suffragette Overground. But of course, you don't need to leave E17 to have a good time - this particular part of Walthamstow draws visitors from all over London...

REQUEST A VIEWING
0203 397 9797

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

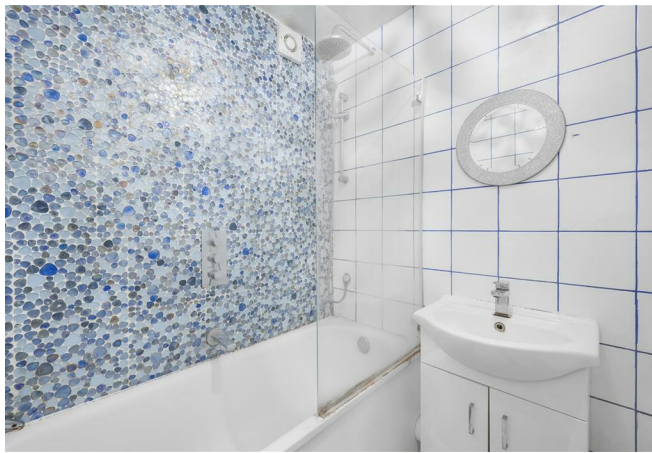
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

Whether this is your first, second or third home, what a great start to the next chapter of your life... Your well-designed home packs in a separate kitchen and self-contained bedroom area, while considered features such as those charming archways bring even more space-saving convenience, letting light flow throughout. The decor is a thoughtful palette of neutral, while the cheery tiling in the kitchen brings a touch of character - similar to the charm found in the bathroom, where you'll love the blue grouting.

Lloyd Park is just a short stroll away, bursting with perks including the two cafes (one of which is currently operated by the ever-popular Deeney's), the acclaimed William Morris Gallery, a skatepark, playground, tennis courts and dog enclosure.

Head towards the Bell junction and Hoe St beyond, and you'll come across some of the excellent independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Sodo, and the iconic Walthamstow Trades Hall.

Head ten mins north and you'll find the gloriously traditional Tavern on the Hill pub. A similar distance away, you've got foodie favourite restaurant SlowBurn, while the UK's first dedicated brandy house, Burnt Faith, is even closer. There will soon be community saunas in this area, too. Then there's the Blackhorse Road Beer Mile

beyond that. You'll never be bored, let's put it that way.

Want escape further afield? As well as giving you access to the Victoria line, Blackhorse Road station offers the convenience of using the Suffragette Overground line. Buses are plentiful too.

WHAT ELSE?

- By the time you move in, you'll also be able to enjoy the benefit of being just one mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's 'London Borough of Culture 2019 commitment to place culture at the heart of its communities'.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- Just 12 mins away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. Five minutes beyond that, you've even got an original Banksy, preserved within the Bonners fish and chip shop signage.



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

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM