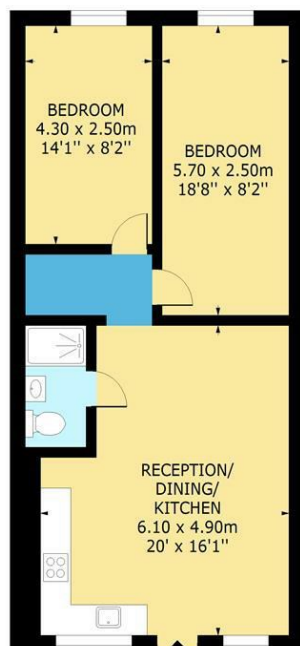


High Street, E17
Approx. Gross Internal Area 660 Sq Ft - 61.31 Sq M



FIRST FLOOR

THE STOW
BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/4/2025



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

THE STOW
BROTHERS

SALES
➔ LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



HIGH STREET, WALTHAMSTOW

£1,850 Per Calendar Month

2 Bed Flat



Features:

- Available Now!
- Two Bedroom Apartment
- Newly Refurbished
- Neutral Decor
- Unfurnished
- In the Heart of Walthamstow
- Close to Walthamstow Central Station
- EPC Rating available by 30/04

A well proportioned two bedroom, first floor apartment in the heart of central Walthamstow. As little as a twenty minute commute from the City door to door, you're ideally placed just a short walk from Walthamstow Central Station.

You'll be in the very centre of Walthamstow life, with all your amenities and more on your doorstep twenty four hours a day. Your transport links are second to none, and you're ideally placed for everything our borough has to offer.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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IF YOU LIVED HERE...

You'll be welcoming friends and family into your 320 square foot open plan kitchen/reception, smartly finished with a white tiled splashback and timber worktops, and ideal space for entertaining.

Your master bedroom's a solid double of 154 square foot, bedroom two is a smaller double of 115 square feet. Finally your bathroom's a tranquil, sandstone affair with a row of designer with black fixtures.

Outside, Walthamstow Central station is less than a half mile on foot, for regular, direct, twenty minute runs to Oxford

Circus and Liverpool Street. Next door to the station is the Forest Cinema entertainment complex, with nine screens and a half dozen adjacent restaurants, plus the huge shopping opportunities of the Walthamstow Mall.

You're just ten minutes' walk from Walthamstow Central, where you can hop on the Victoria Line and be at Kings Cross in as little as a quarter of an hour. Even closer is St James Street station for the Overground to Liverpool Street. If you feel the need to get back to nature, Walthamstow Wetlands is just over a mile away. The serenity of Walthamstow Village is just fifteen minutes on foot too.



WHAT ELSE?

- Your new local is The Chequers, a cosy pub with open fireplaces and a great range of craft beer.
- Check out the farmers market every Sunday at 10am, a short stroll from you at the top of the High Street.
- Sample some sushi at Taro Walthamstow, now open in the former L. Manze Pie & Mash shop, with the original interior left untouched.

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