



Living Room
50'6" x 39'8"

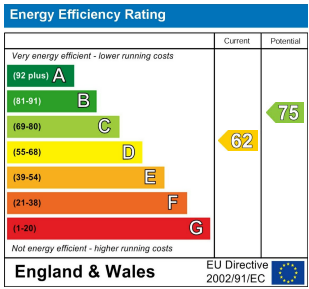
Kitchen
47'2" x 30'2"

Bathroom
30'2" x 17'0"

Bedroom
39'8" x 37'8"

Bedroom
26'10" x 19'4"

Garden
139'9" x 57'1"



WEST AVENUE, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- First Floor Conversion
- Walthamstow Village Location
- Private Rear Garden
- Well Presented
- Short Walk To Walthamstow Central
- Chain Free

This bright and spacious two-bedroom apartment is located in one of the area's most sought-after spots in the north-west corner of Walthamstow Village, close Lloyd Park and the many amenities surrounding the station and Hoe Street. However, despite having so much going on nearby, West Avenue is a peaceful street, so it's a win-win situation.

As the apartment is set on the first floor of a period conversion, it has an abundance of natural light, as well as a great blend of traditional flair and modern convenience. The private rear garden and chain-free status are just a few of the other highlights.

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

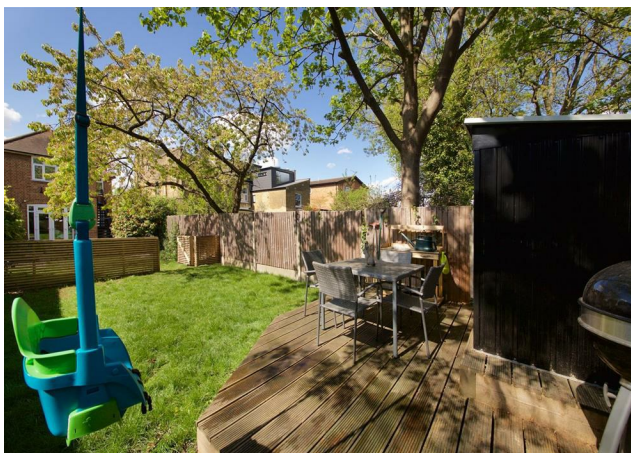
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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



IF YOU LIVED HERE...

You'll love this fantastic spot to the north-west of Walthamstow Village, where it's easy to dip into neighbouring areas, such as Poet's Corner, Lloyd Park and Walthamstow Central. Within a five minute walk you've got everything from a multiscreen cinema and the ultra-convenient Victoria line to award-winning restaurants in the Walthamstow Village conservation area.

At home, enjoy spreading out over 632 square foot of space, with the smart layout meaning you'll find your bright reception room and bedrooms at the front, with the kitchen-diner and bathroom at the rear. The reception room has been beautifully finished, with spotless decor and generous bay windows, which ensure the room is bursting with light. The kitchen balances traditional style with modern touches, with its glossy worktops, integrated appliances and sleek cabinets. This theme is continued in the bathroom, where you'll find spotless features such as the brass fittings and terrazzo-style tiling.

Both bedrooms have more of that immaculate and thoughtful decor - the smaller of the two would make a great home office if preferred.

Your private garden is accessed via a walkway, beyond a well-maintained boundary fence. The lush lawn and mature trees make it the perfect place for relaxing, and the

storage will be handy. There's also an abundance of green space nearby, including Lloyd Park, Hollow Ponds, Fellowship Square and the Walthamstow Wetlands, so you might be eyeing up that garden shed for bike storage.

Walthamstow Central tube is mere minutes away, meaning you can hop on the tube or Overground and be in the West End or City in less than half an hour.

WHAT ELSE?

- Walthamstow Central has brilliant amenities, including Forest Cinema, the chains found in the 17&Central shopping centre, plus the Soho Theatre Walthamstow is set to be open by the time you move in.
- While you wait for the Soho Theatre Walthamstow to open, you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are a short stroll away.
- A few metres away on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and gorgeously curated Bora & Sons. Lunch on the go? You'll be pleased to have poke bowl specialist Peeld, Orford Fish and Chips and the Village Bakery so nearby. Treat dinner? Look no further than Ruff's Bistro.



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

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM