

Reception Room  
25'5" x 13'1"

Kitchen  
14'11" x 10'3"

Bathroom  
8'10" x 6'7"

Bedroom  
13'1" x 10'4"

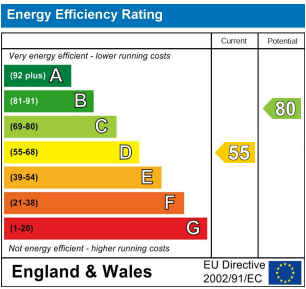
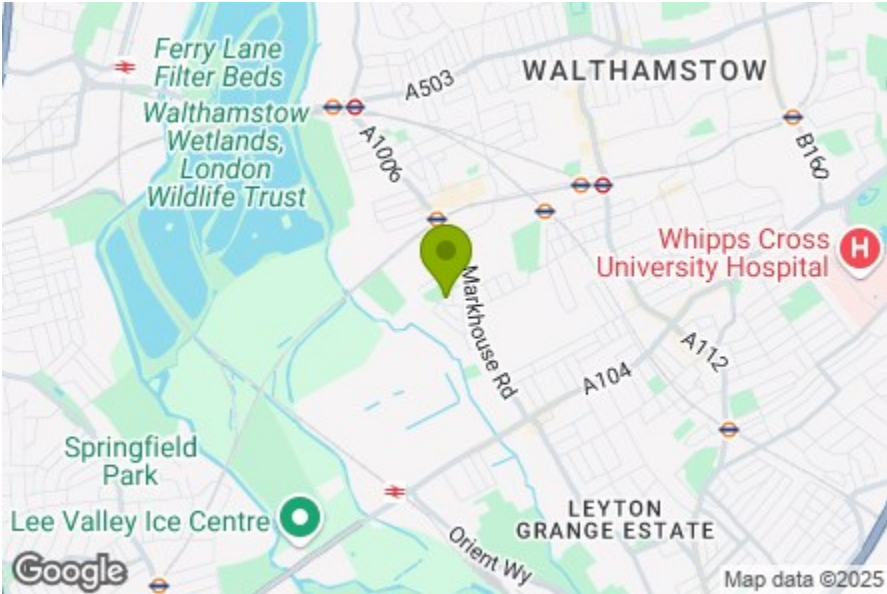
Bedroom  
10'7" x 9'10"

Loft Room  
13'2" x 12'1"

Eaves Storage

Eaves Storage

Garden  
39'4"



## LOW HALL LANE, WALTHAMSTOW

Offers In Excess Of £675,000 Freehold  
2 Bed House - Semi-Detached



### Features:

- Two Bedroom House
- Well Presented
- Loft Room
- Easy Access to Hackney/ Walthamstow Marshes
- Short walking distance to St James Street Station
- Chain-free

Set along a quiet lane, this beautifully presented two-bedroom home with a versatile loft room offers a wonderful balance of character and comfort. With easy access to the green expanses of Hackney and Walthamstow Marshes, it's perfectly placed for those who value both nature and city living. Inside, the interiors are thoughtfully designed to combine charm and practicality, while excellent transport links put the Overground and Victoria Line within easy reach. Offered chain-free, this is a rare opportunity to secure a home in one of the area's most desirable neighbourhoods.

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hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

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#### IF YOU LIVED HERE...

You're welcomed into a spacious reception room that spans the full depth of the house, offering an airy and adaptable living area. White-painted floorboards run throughout, complemented by natural wood accents and an open staircase that draws the eye. Soft light filters through a window and glazed front door, while at the rear, a glazed garden door opens to the south-east-facing garden, creating an effortless indoor-outdoor connection.

The garden itself is a bright, open-air space with planting beds and plenty of potential – just waiting to be shaped to your own style.

Set beside the reception, the kitchen is equally light-filled and thoughtfully designed. Striking patterned splashback tiles, bespoke wooden cabinetry, and genuine marble countertops combine style with function. A farmhouse sink beneath open shelving and a generous range cooker complete the look, while a garden door brings in sunlight and leafy views. A second front entrance here adds useful flexibility.

At the rear of the ground floor, the bathroom continues the home's relaxed feel, with a panelled bath, contemporary basin, and natural light through frosted windows.

Upstairs, the front-facing double room enjoys glorious green views over the

neighbouring allotments, offering a peaceful and ever-changing outlook of flowers, vegetables, and mature trees. This tranquil scene is framed by twin windows, while inside you'll find a built-in wardrobe and a calming neutral palette. To the rear, another double room charms with its exposed brick chimney breast, period fireplace, and stripped wooden floors.

On the top floor, the loft has been transformed into a luminous, versatile space with skylights, eaves storage, and a soft, organic atmosphere – ideal as a bedroom, studio, or creative retreat.

Step outside, and you're perfectly placed to enjoy a neighbourhood with a true sense of community and creativity. St James Park offers a lovely green escape nearby, ideal for a stroll or simply soaking up the outdoors, while the vast open spaces of Hackney and Walthamstow Marshes are close at hand for riverside walks and fresh air. A little further along, Weirough Bakery tempts with its small-batch bakes and laid-back charm, while Crate St James hums with independent shops, eateries, and a lively local atmosphere. For those keen to explore, Walthamstow Village offers a slice of old-world charm, packed with characterful pubs, boutiques, and a warm village feel that seems worlds away from city life. Parents will also be happy to know there are plenty of schools nearby, including South Grove Primary School and Kelmscott Secondary School. Altogether, it's an area that balances green spaces, creativity, and a genuine local heartbeat – all on your doorstep.



#### WHAT ELSE?

For travel connections, St James Street Station is just a 10-minute walk away, offering quick access to the Overground and direct links to Liverpool Street. Walthamstow Queens Road and Walthamstow Central stations are also close by, connecting you to the Victoria Line, mainline rail services, and a wide network of bus routes. Whether you're commuting into the City, heading to the West End, or exploring local gems, this location keeps you well connected to the best of London.

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