



Reception
16'11" x 10'5"

Bedroom
10'7" x 10'5"

Kitchen
8'0" x 8'6"

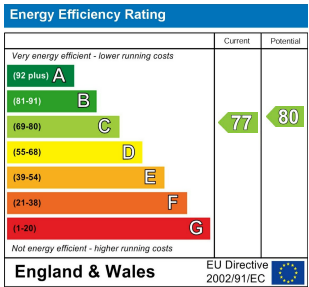
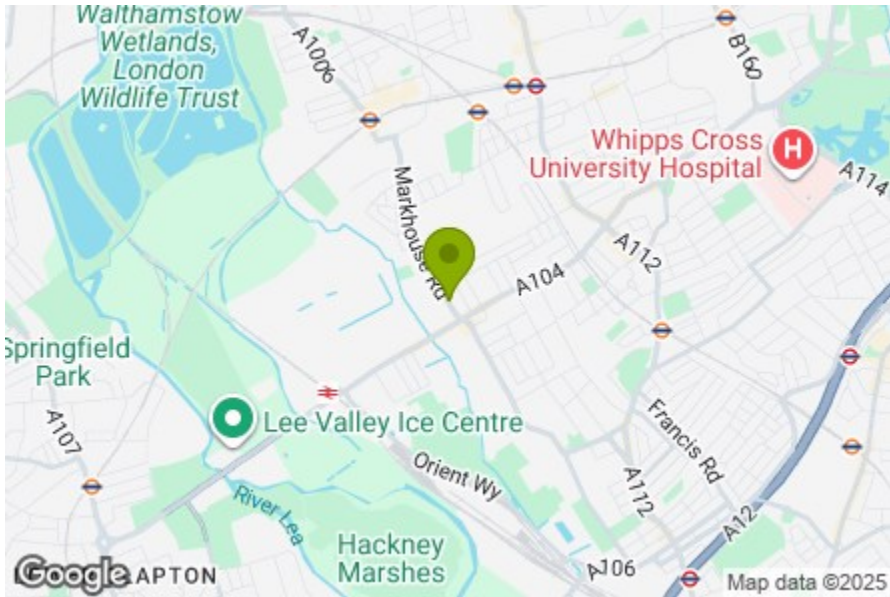
Storage/Utility

Bathroom

Bedroom
11'6" x 10'5"

Garden
29'0" x 18'2"

Total Area: 69.6 m² ... 750 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.



MARKHOUSE ROAD, WALTHAMSTOW

Offers In Excess Of £435,000 Leasehold 2 Bed Flat



Features:

- Two Bedrooms
- First Floor
- Own Front Door
- Own Section of Garden
- Close Proximity to Walthamstow Central Station
- Loft Included in Demise
- South West Facing Garden

Situated just moments from Jubilee Park, this beautifully updated two-bedroom ex-Warner property offers the perfect blend of vintage style and modern convenience. As well as the spacious shared garden at the rear, it also boasts immaculate decor, lots of natural light, plenty of storage space with the added benefit of ample storage in the loft and a sole-use front door.

It's almost equidistance between Lea Bridge station and St James Street station, providing access to two handy Overground routes. Buses are also plentiful, connecting it to Walthamstow, Leyton, Clapton, and Central London. But with a thriving food and drink scene right on its doorstep, there's plenty to explore closer to home.

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hello4@stowbrothers.com
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hello17@stowbrothers.com
0203 397 9797

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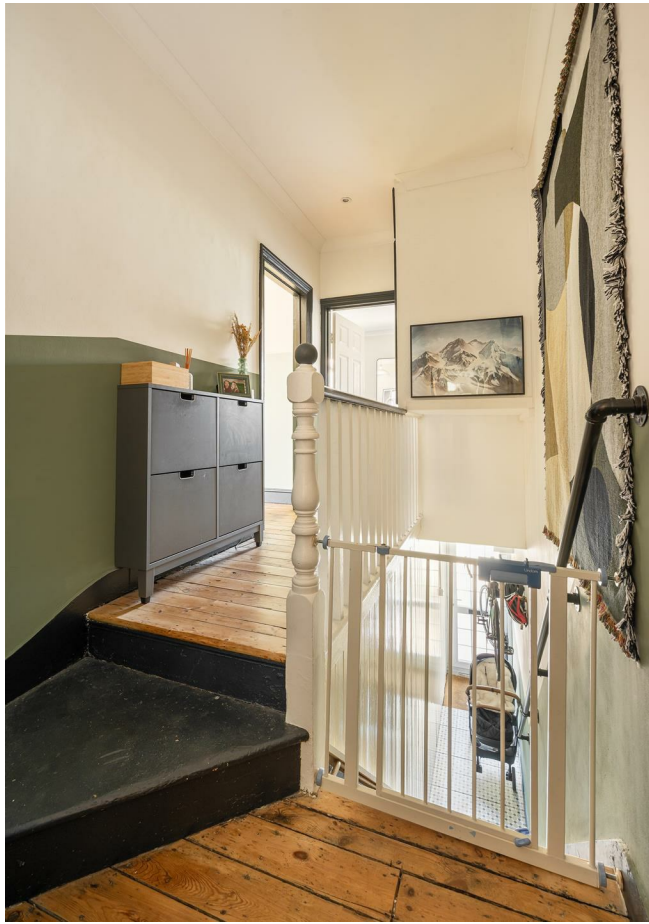
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IF YOU LIVED HERE...

You'll love the considered mix of materials and hues found throughout your home. In your reception room, light floods through the windows to create a great sense of space, while the original flooring gives a feeling of warmth. The bespoke carpentry and custom shutters not only look great, but will be a huge convenience too.

This attention to detail continues in the kitchen, where you'll find pristine cabinets, stylish fittings, integrated appliances and a butler basin. The bathroom has a similar amount of traditional charm, with glossy metro brick tiling, inky blue decor and vintage-style fittings such as the towel rail. As for the bedrooms, they're both immaculate with more gorgeous decor - you'll love the in-built storage found in one.

At the rear, you have a spacious shared garden, which has a decked seating area and plenty of foliage to provide an air of seclusion. For even more green space, you're just a hop from Jubilee Park, Hackney Marshes, and Walthamstow Marshes.

And when it comes to urban amenities, you're spoilt for choice... This whole neighbourhood has boomed with youthful energy in recent years, with several independent business opening. You may already know about creative hub CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks north of your home, including bar/pizzeria True Craft,

coffee shop Weir dough Bakery and brunch spot Curious Goat.

Or venture further south to the emerging scene around the Markhouse Road/Lea Bridge Road junction. Make your first stop event space Patchworks, which houses craft brewery Blondies.

WHAT ELSE?

- If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which recently won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.
- The Lee Valley Riding Centre is a mile away, and runs all sorts of courses for pony-loving amateurs and experts alike.
- Lea Bridge Station is just 0.7 miles away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, or head in the other direction to St James Street station - 0.8 miles away, where you can get to Liverpool Street in around 20 mins on the Weaver line.



A WORD FROM THE OWNER...

"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

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