

Ground Floor  
Total Area: 49.0 m² ... 527 ft²  
All measurements are approximate and for display purposes only

Reception  
14'1" x 9'10"

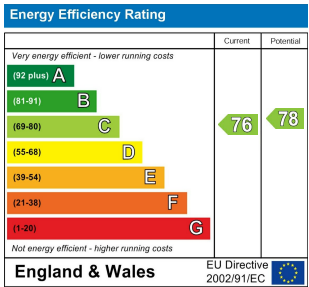
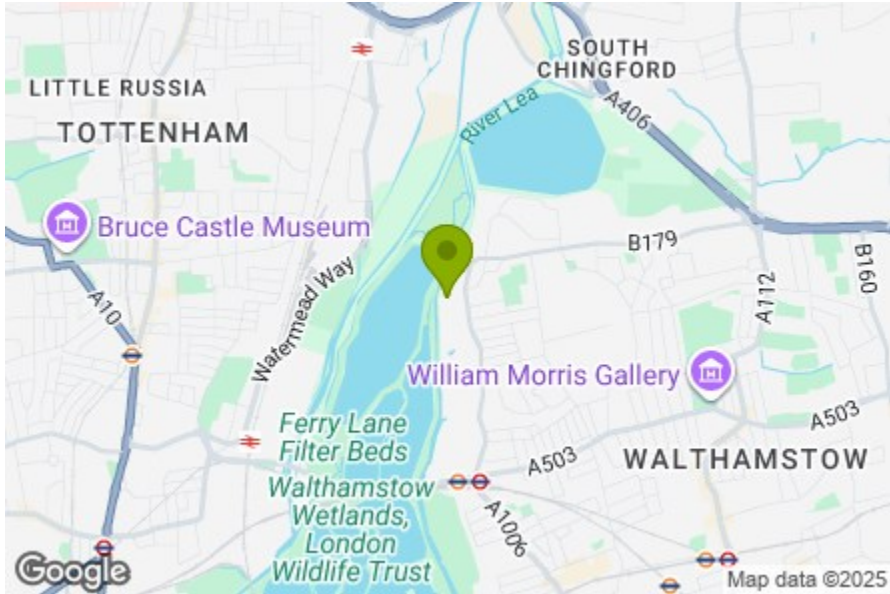
Kitchen  
7'2" x 7'10"

Bathroom  
6'6" x 6'2"

Bedroom  
11'5" x 7'10"

Bedroom  
9'10" x 13'1"

Ensuite  
6'2" x 5'10"



## RIVERHEAD CLOSE, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Purpose Built Apartment
- Well Presented
- Chain Free
- Two Bathrooms
- Walking Distance to Blackhorse Road
- Private Parking Space

Set within a modern development, this well-presented two-bedroom, two-bathroom apartment offers bright, comfortable living with a practical layout. The property is offered chain free, making it an excellent choice for buyers looking for a smooth, straightforward purchase. With its spacious feel and carefully maintained interiors, it's ready for immediate enjoyment. The location adds even more appeal, positioned within easy walking distance of Blackhorse Road station for swift connections across the city. Ideal for first-time buyers, professionals, or investors alike, this purpose-built home offers a superb blend of style, convenience, and accessibility.

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...

Step inside your home to a central hallway, providing direct access to every room along with a useful built-in cupboard for storage. The reception room is filled with natural light, thanks to dual aspect windows, and provides generous space for both relaxing and dining. An open-plan flow leads into the kitchen, enhancing the sociable layout. The kitchen itself is well arranged, offering good worktop space, a range of fitted cabinets, and a window above the sink that brings in additional brightness. Set quietly at the rear, the main bedroom is a spacious and light-filled retreat with a large window and built-in storage. Direct access to an ensuite bathroom adds further convenience. The ensuite is well-proportioned and naturally bright, arranged for private and practical everyday use. The second bedroom also benefits from a wide window and offers a flexible layout, with plenty of room for a bed and other furnishings. Ideal for use as a guest room, study, or nursery, it adapts easily to different needs. The main bathroom is centrally positioned and neatly finished, featuring a tiled surround, recessed lighting, a built-in vanity unit, and a mirrored cabinet for added storage. The overall layout of the home is thoughtfully planned, creating a bright and comfortable environment throughout.

Beyond your doorstep, the wider Walthamstow area offers an exciting mix of green spaces and vibrant local attractions. Walthamstow Wetlands and Tottenham Marshes are both close by, providing vast open landscapes ideal for weekend walks and wildlife spotting. For those seeking a lively social scene, Big Penny Social – part of the growing Walthamstow Beer Mile – is just a 14-minute stroll away, perfect for craft beer, street food, and community events. Lloyd Park, reached in under half an hour, offers yet more green space along with galleries, cafes, and markets that capture Walthamstow's creative, welcoming spirit.

#### WHAT ELSE?

Blackhorse Road station is just a short walk away, providing fast and frequent connections via the Victoria Line and London Overground. Whether you're commuting into the city or heading further afield, travel is quick and convenient. A number of local bus routes also serve the area, offering excellent links to Walthamstow town centre, neighbouring boroughs, and wider London.



#### 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