



Reception Room
14'9" x 11'1"

Kitchen/Diner
10'2" x 9'6"

Bedroom
10'9" x 9'6"

Bedroom
16'0" x 13'5"

Bathroom
6'6" x 9'6"



SHERNHALL STREET, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Conversion



Features:

- First Floor Flat
- Well Presented
- Split Level
- Moments from Walthamstow Village
- Kitchen-Diner
- Easy Access to Wood Street Station

Spread out over two floors, this two-bedroom period conversion offers a wonderful balance of traditional charm and modern convenience. From the bright reception and dine-in kitchen to stylish bathroom and converted loft, it's all been brilliantly finished.

Nearby, you'll find some of the area's best amenities, with the buzz of Wood Street in one direction, and the charming Walthamstow Village in the other, meaning you've got an excellent choice of transport links too.



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	

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IF YOU LIVED HERE...

Thanks to its great condition, you can instantly welcome friends into your 740 square foot home. The interior palette is made up of soft tones, resulting a calm living environment, so you'll enjoy relaxing on your own too.

On the first floor, your large reception room is a full of natural light thanks to the generous windows, which perfectly highlight the lovely original floorboards. Meanwhile, the dine-in kitchen offers another living space. Here you'll love the painted floorboards, brass fittings and timber worktops.

The bathroom is just a smart, with white tiling and sparkling fittings. Up in the converted loft, you'll find your master bedroom, which has lots of space for storage, as well as soft carpeting under foot.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Luke's Cider Tap in the indoor market to the award-winning Chocolate bakery. At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, as well as Malt Haus, Pillars Brewery, Trap and gin palace Mother's Ruin. Nearby, Walthamstow Village is packed with ancient history (which is how it gets its official 'village' status - it's not just a quaint, self-appointed title), as well as an

eclectic mix of independent shops, cafes, restaurants, pubs and stores.

If you need to escape further afield, you'll be pleased to know that you're only ten minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Weaver Overground, or walk 20 minutes to Walthamstow Central for access to the speedy Victoria line.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is one mile away, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around ten minutes south-east.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the multiscreen Forest cinema.
- New local? You can't go wrong with the Lord Raglan, a traditional boozer with a great selection of food and drinks. Date night? Try Art e Pasta, an Italian sharing plate restaurant. The morning after? Head to Lams Cafe for a hearty full English or Greek breakfast.



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

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