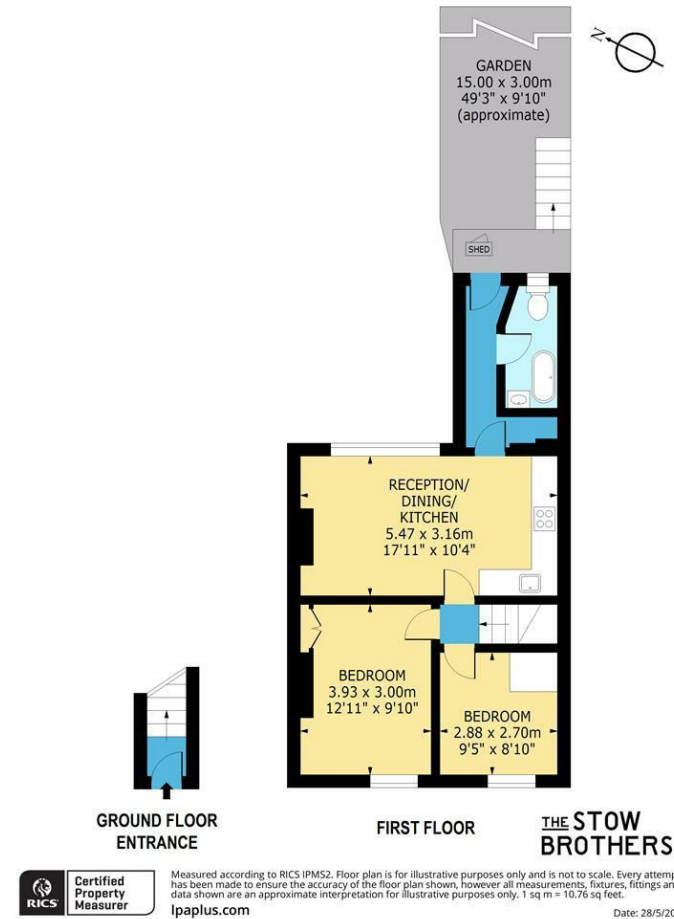


Hove Avenue, E17  
Approx. Gross Internal Area 572 Sq Ft - 53.14 Sq M



Reception / Dining / Kitchen  
17'11" x 10'4"

Bathroom

Bedroom  
12'10" x 9'10"

Bedroom  
9'5" x 8'10"

Garden  
49'2" x 9'10"

# THE STOW BROTHERS

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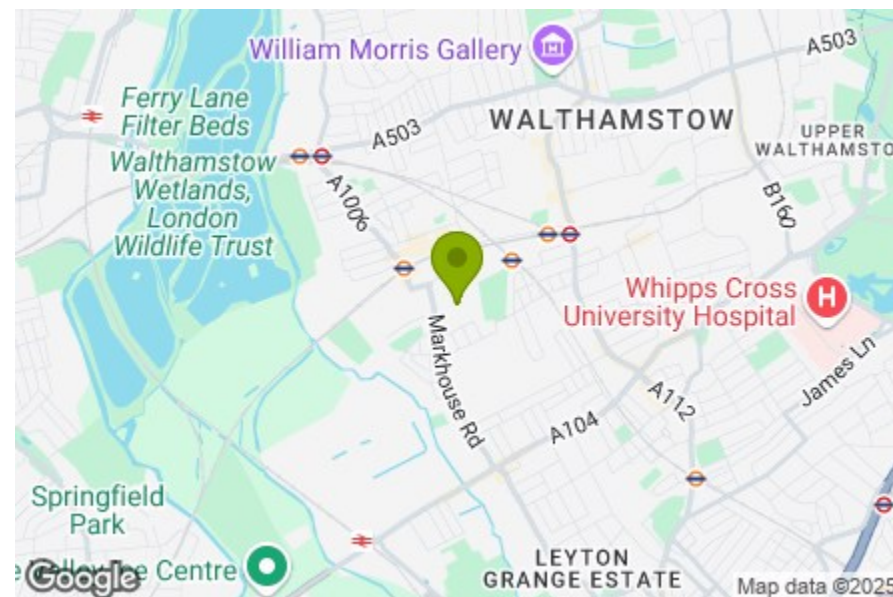
## HOVE AVENUE, WALTHAMSTOW Offers In Excess Of £450,000 Leasehold 2 Bed Apartment - Purpose Built



### Features:

- First Floor Apartment
- Victorian Purpose Built
- Two Bedroom
- Private Rear Garden
- Short Walk to Walthamstow Central Station
- No Chain
- Own Front Door

This thoughtfully designed purpose-built first-floor apartment, set within a Victorian terrace near the sought-after St James area of Walthamstow, offers smart and versatile living. With two bedrooms and an open-plan reception/kitchen and private rear garden, the home makes the most of its 572 ft<sup>2</sup>, creating flexible and attractive living space throughout. Ideally located just 8 minutes walk from St James Street Station (Weaver Line - overground) or 12 minutes from Walthamstow Central (Victoria Line - underground) and within easy reach of the wide-open green spaces of Walthamstow Wetlands, it's perfectly placed for those who enjoy both city convenience and access to nature. Offered chain-free for those keen to move quickly



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		67	77
		EU Directive 2002/91/EC	

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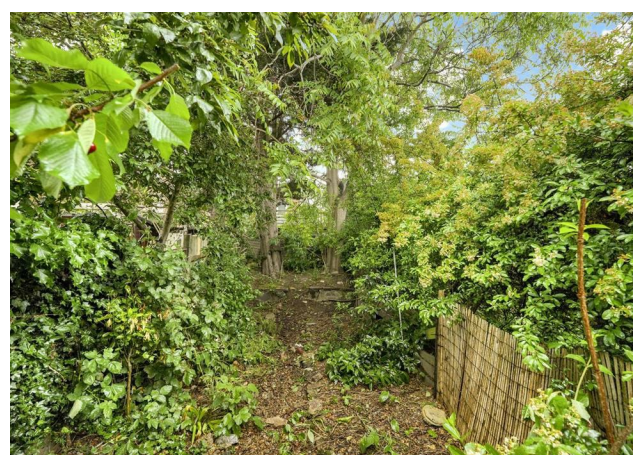
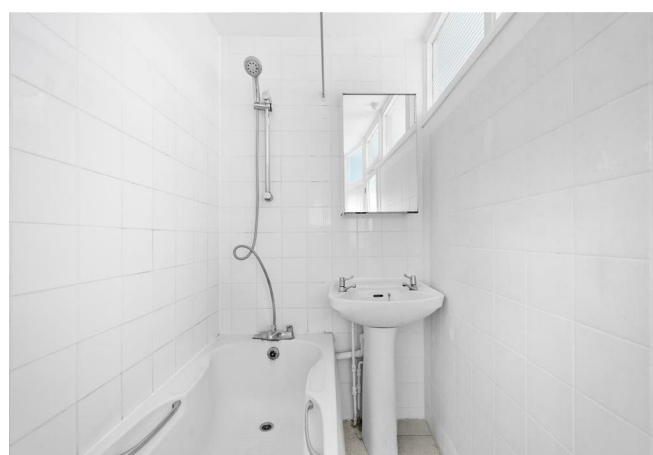
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**IF YOU LIVED HERE...**

From the moment you arrive through your own sunshine-yellow front door, the home makes a lovely first impression.

Inside, the kitchen/reception room spanning 200 square feet offers a bright and welcoming space for entertaining and relaxing. Underfoot, you have pale wood-effect laminate flooring while the kitchen end is arranged in a practical L-shape, with white fitted cabinets and an attractive pastel mosaic splashback. A large picture window floods the space with natural light, offering relaxing views of the lush garden below.

The back door leads onto your balcony, where a set of external stairs allows access to your generous fifty-foot-long private rear garden. Flanked by natural timber fencing and screening greenery, it's the perfect blank canvas to create the lush haven of your dreams.

The two bedrooms are positioned at the front of the home, both comfortable doubles with soft carpeting underfoot. The larger, measuring a generous 130 square feet, includes smart built-in shelving that makes practical use of the former fireplace recess.

The bathroom is a bright space fitted with a classic white suite that includes a

traditional-style washstand and a bath with an overhead shower. White tiled walls and decor create a calm, contemporary feel, and a window offers natural light and ventilation.

**WHAT ELSE?**

- In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, a local favourite, featuring independent eateries like Wanstead Kitchen or grab a pint at the Untraditional Pub.
- Walthamstow Market, the longest outdoor market in Europe, is just a short stroll away
- Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching.
- For nightlife and entertainment, head to the lively Truman's Social Club, a vast beer hall with street food, live music, and a buzzing atmosphere.
- With excellent Overground connections at St James Street Station just a short walk away, whisking you to Liverpool Street in under 15 minutes or the Victoria Line at Walthamstow Central, you're never far from the action, whether locally or in central London.



**A WORD FROM THE OWNER ...**

"This was my first home and i spent 5 very happy years living there. The living room gets lots of natural light from the huge window (no other flat on the street has a window that big) I've put a lot of love into the garden and would be happy to know it's been taken over by someone nurturing who will appreciate the space. You've got the wetlands on your doorstep, lots of cool cafes and pubs springing up every day, and the Vicky line will take you into the city in 40 mins if you need to commute for work. Now that i'm typing this all out i'm having second thoughts about selling :D"

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