



Reception Room
15'2" x 13'1"

Bedroom
8'9" x 10'1"

Kitchen
9'10" x 10'6"

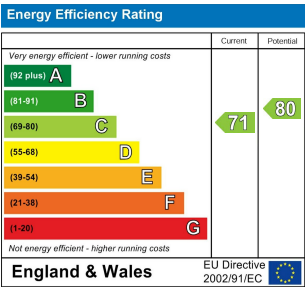
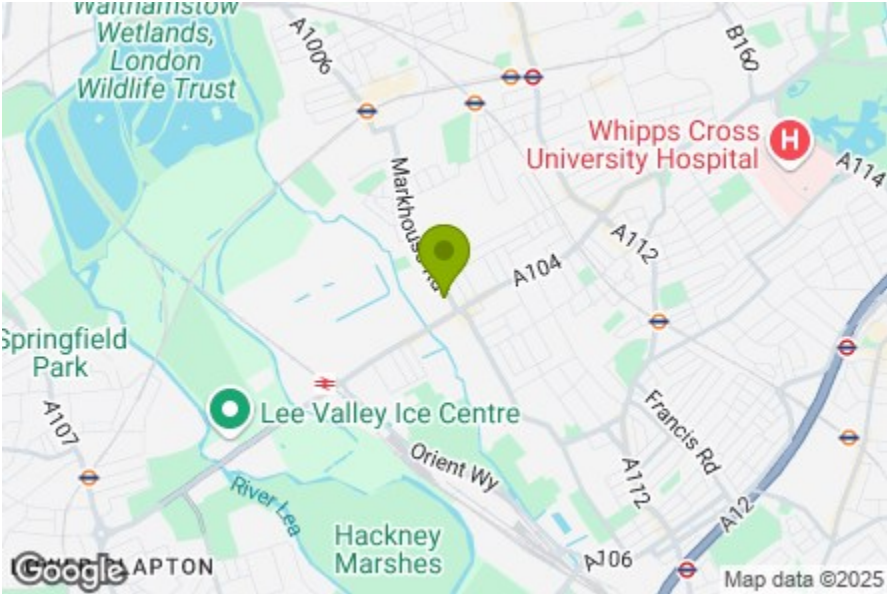
Loft Storage

Bathroom

Garden
50'10" x 16'8"

Total Area: 50.0 m² ... 538 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.



SYBOURN STREET, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold

1 Bed Apartment



Features:

- One Bedroom
- Ex Warner Maisonette
- First Floor Flat
- Private Section of Garden
- Beautifully Presented Throughout

This bright and beautifully finished first floor one-bedroom ex-Warner apartment sits in the ever-popular Lea Bridge pocket of E10, with shops, bus routes and the station all close by. You're also within easy reach of both central Walthamstow and Leyton, with plenty of parks and green spaces in every direction. Inside, it's immaculately presented throughout, and outside you've got your own private section of garden—making it a perfect first home, or just a great spot to enjoy everything this well-connected corner of East London has to offer.

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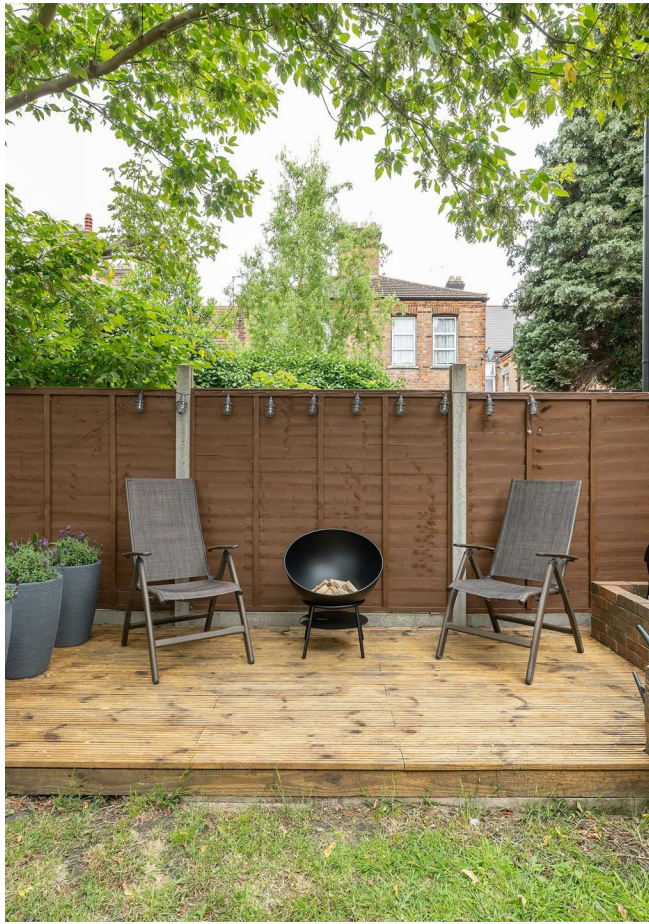
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IF YOU LIVED HERE...

This thoughtfully updated one-bedroom Warner apartment has a great sense of space, with a stylish interior and a beautifully landscaped 50ft garden. Inside, the reception room at the front is bright and generously proportioned, with a bay window, soft neutral tones, plush carpet underfoot and charming features such as the fireplace surround and ceiling rose.

The double bedroom sits just behind, overlooking the garden and sharing the same peaceful, pared-back feel. To the rear, the spacious kitchen is finished with traditional display cabinets, high spec appliances and a cheery monochrome checkered floor – while the south-west-facing window keeps things light and airy.

The bathroom continues the theme, with smart tiling and a full sized bath with overhead shower, and plenty of natural light from an obscured window.

Step outside and you've got your own private section of the shared garden, neatly landscaped with a seating area, lawn and mature foliage. You don't have to travel far to find more nature; the lovely Jubilee Park is a few minutes away, and you've got also the Hackney Marshes and Lee Valley Park within strolling distance.

As for food and drink, this part of E17 has boomed in recent years thanks to the availability of retail space and vacant warehouses. Neckstamper Brewery and Taproom opened in 2016 but still feels like a hidden gem. Meanwhile, on Lea Bridge Road, look out for eclectic event space/bar/pizzeria Patchworks which houses the brewery Blondies, as well as convenient chains such as Aldi.

WHAT ELSE?

- It's a 14 minute walk to Lea Bridge rail station, which has regular services to Tottenham Hale (5 minutes) and the East London transport hub of Stratford (9 minutes). Tottenham Hale has fast journeys to the west End via the Victoria Line and from Stratford you can travel directly to Canary Wharf, the City, West End and Heathrow via the Elizabeth Line, the Central/Jubilee underground lines, the Overground and DLR.
- As well as having Lea Bridge station nearby, you're in a fantastic spot between Leyton, Walthamstow and Clapton – and there are plenty of bus routes to run you in between (as well as a good cycling infrastructure).
- After a huge rebuild, the Lee Valley Ice Centre has just reopened. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away.



A WORD FROM THE OWNER...

"I have absolutely loved living in this charming and characterful Warner flat since 2009. It has been such a wonderful place to live especially with the orientation of the living room bay window facing eastwards. It lets in all the sunlight in the morning and then the garden benefits from sun in the afternoon and evening. The decking is a perfect spot for a cold drink and BBQ with friends. The bedroom being tucked away is always peaceful and a sanctuary in which to recuperate. The large loft has proven to be a really useful storage space for out of season clothing and travel accessories. I have always felt at home in this wonderful apartment and neighbourhood and will be sad to leave. "

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