



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) 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	



PEMBROKE ROAD, WALTHAMSTOW
£2,200 Per Calendar Month
2 Bed House



Features:

- Available August
- Two Bedrooms
- First Floor
- Split Level
- Walthamstow Village Location
- Convenient Transport Links

This bright and spacious two-bedroom apartment is arranged over the first and second floors of a charming period conversion, quietly positioned within the highly sought-after Walthamstow Village. Inside, you'll find smart, contemporary decor, an open-plan kitchen and reception, and an abundance of natural light throughout.

Despite the peaceful setting, you're just moments from one of the most vibrant parts of E17 — home to a fantastic selection of independent restaurants, bars and gastropubs. Walthamstow Central station is just a ten-minute walk away, with fast connections to the City and West End in around half an hour.

REQUEST A VIEWING
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IF YOU LIVED HERE...

It'll be a long time before the charm of arriving at your handsome brick-fronted home wears off – and the apartment is just as impressive inside. The open-plan kitchen and reception is flooded with natural light from large windows, highlighting the immaculate decor and sleek flooring. The kitchen area continues the contemporary feel, with glossy units, smooth worktops and integrated appliances. The bathroom is similarly stylish, while both bedrooms offer plush comfort and crisp finishes – with the added bonus of one tucked peacefully away upstairs.

Beyond your front door, you can enjoy exploring in all directions... You're just a few minutes on foot from Hucks, where you'll find 'the tastiest coffee, pastries and sourdough,' to quote an article in the Evening Standard. A few minutes further you'll also find authentic sushi takeaway Ohba Leaf Kitchen, while the fantastically cosy Castle gastropub is a similar distance.

A few minutes beyond, Orford Road forms the hub of Walthamstow Village, where you've got more pubs, including The Queens Arms and Nags Head, as well as the award-winning Eat 17, plus much more. The village square is a fantastic place to sit and people watch while enjoy the gentle hustle and bustle.

Nearby you'll also find the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillar and Mother's Ruin.

Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 15 minutes north, 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 15 minutes east.



WHAT ELSE?

- Parents will be pleased to know you an abundance of good schools nearby - it's one of the reasons why the area has become so popular.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema. Hoe Street also has some fantastic amenities, including the newly opened Soho Theatre Walthamstow.
- While Walthamstow Central is your nearest station (with access to both the Victoria line and the Weaver Overground), this area is served by some excellent bus routes, with both Hoe Street and Lea Bridge Road a few minutes on foot for quick access to Leyton, Leytonstone, Clapton and Hackney.

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