

Reception Room  
20'0" x 14'11"

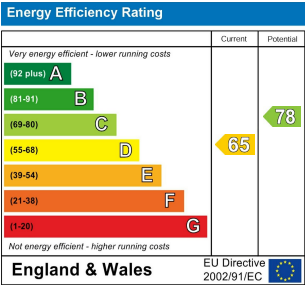
Kitchen  
8'2" x 7'2"

Bedroom  
11'1" x 9'10"

Bedroom  
10'3" x 12'5"

Bathroom  
8'4" x 4'6"

Hallway  
4'11" x 6'9"



GREEN POND CLOSE, WALTHAMSTOW  
Offers In Excess Of £350,000 Leasehold  
2 Bed Flat



Features:

- Two Bedroom Apartment
- Recently Refurbished
- Close to Blackhorse Road Station
- Second Floor
- Chain Free

Available with no onward chain, if modern living is your thing, this stylish two-bedroom apartment in Walthamstow's Blackhorse Road area could be just what you're after. Immaculately presented, having undergone recent refurbishment and set on the second floor within a popular modern development, it offers 678 sq ft of thoughtfully designed space, complete with secure entry and well-kept communal gardens. Perfectly placed for both work and play, it's just a 15-minute walk to Blackhorse Road station on the Victoria line. Walthamstow Wetlands—one of London's best-loved urban nature reserves and Lloyd Park are easily accessible when you need a green reset too.

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### IF YOU LIVED HERE...

Approached through neatly kept communal gardens framed by hedges and blossom trees, this low-rise block feels peaceful and well looked after. Secure entry ensures privacy and a reassuring sense of homecoming.

Step inside to a hallway where soft, plush carpet greets you the moment you open the door—carried throughout the apartment for a cosy, seamless feel underfoot. Directly opposite, a well-placed bathroom combines bath and shower, finished with soft-toned marble tiles that run floor to ceiling for a clean, polished look.

To the right, the reception room opens up: a bright and welcoming space with a large southwesterly window that captures natural light throughout the day. There's plenty of room for both lounging and dining, making it as practical as it is inviting.

Through an archway, the separate kitchen offers its own character—modern with crisp white cabinetry, glossy black counters and elegant marble flooring pulling it all together. It's a space designed to be functional without losing its style.

Both double bedrooms continue the theme of comfort, with thick fitted carpets that feel especially welcome on early mornings and generous glazing that keeps each room airy and light.

Outside, the shared courtyard gardens are a highlight. Thoughtfully designed, they're divided into quiet nooks for reading or reflection and open lawns with seating areas that make it easy to gather with neighbours. It's a rare balance of privacy and community, creating a more relaxed, connected way of living.

### WHAT ELSE?

The local buzz of the renowned 'Beer Mile' offers plenty of dog-friendly microbreweries and pop-up food venues to choose from. Big Penny Social, an enormous pub and community space hosting live events, is just a short walk away.

Nature lovers and cyclists will appreciate the vast open spaces of Walthamstow Wetlands —Europe's largest urban nature reserve, covering 500 acres is only 20 minutes on foot or just 7 minutes by bike and is the perfect place to escape the city. If you like your green spaces a bit more organised, take a stroll to beloved Lloyd Park in the other direction for its outdoor gym, skate park, tennis and basketball courts and kids' play area and sample its weekend food stalls. Art lovers will appreciate the William Morris gallery there, too. After a big refurbishment, Soho Theatre Walthamstow is a big draw for any fan of cutting-edge performance and comedy.



### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON  
E17 ASSISANT BRANCH MANAGER

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