

Total Area: 69.4 m² ... 747 ft²
All measurements are approximate and for display purposes only.

Reception Room
14'2" x 13'5"

Kitchen
9'11" x 5'8"

Bathroom
9'11" x 5'2"

Bedroom
9'9" x 9'4"

Bedroom
12'5" x 11'8"

Shower Room

Utility Room
9'4" x 4'8"



WOOD STREET, WALTHAMSTOW

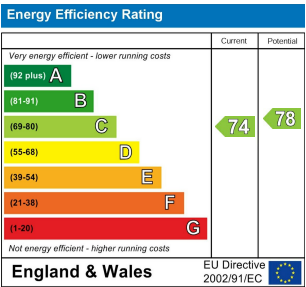
Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- First Floor Flat
- Two Bedrooms
- Well Presented
- Moments from Wood Street Station
- Communal Garden

This first-floor flat offers a well-presented setting with two comfortable bedrooms and access to a communal garden. Positioned just moments from Wood Street Station, it combines convenience with a sense of calm, making it well suited for both everyday living and easy commuting. The property combines light-filled interiors with a straightforward layout, creating a home that feels inviting and harmonious. With green outdoor space to enjoy and excellent transport links nearby, it provides an appealing mix of lifestyle and connectivity.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

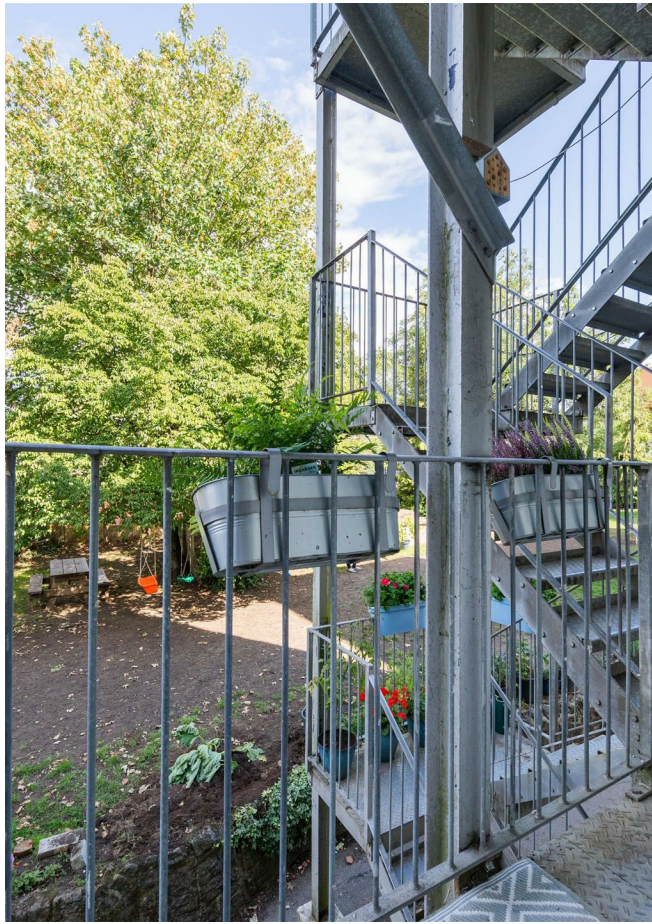
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newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Set on the first floor, this home opens with a long hallway finished in wood flooring and a neutral palette, offering both a welcoming feel and the opportunity to accommodate furnishings or storage with ease. From here, a well-sized reception room unfolds, its twin windows drawing in natural light. The open layout makes it ideal for both dining and relaxing, with a simple finish that brings a sense of flexibility throughout.

In the main bedroom, warm flooring and soft tones create a calm retreat, complemented by an adjoining shower room tiled in a contemporary style. Another bedroom at the rear of the property benefits from large windows and a glazed door leading directly to the communal gardens, ensuring a seamless link between indoor and outdoor living.

The kitchen is functional yet full of character, with patterned flooring and contrasting finishes enhancing its appeal, while the family bathroom is bright and neatly arranged, complete with bath and overhead shower. A utility room provides extra convenience and rounds off the interior layout.

Step outside and you'll find communal gardens offering a generous shared space with mature trees and open lawn, creating a setting to relax, socialise or simply enjoy the outdoors. Taken together, the arrangement of well-proportioned rooms and direct

access to greenery makes this a home that feels both comfortable and considered.

The surrounding area offers a varied mix of local character and natural escape. Wood Street Indoor Market is close by, home to vintage treasures, independent stalls and a lively atmosphere. A short distance away, Walthamstow Village brims with charm, where The Castle pub and Eat17 provide popular spots for food and drink. For something more eclectic, Gods Own Junkyard dazzles with its neon lights, paired with craft beer and bites in a one-of-a-kind setting. The Flowerpot, a welcoming local pub, is perfect for a relaxed evening closer to home. When you need a breath of fresh air, Bulrush Pond in Epping Forest provides a tranquil retreat among nature, while the forest itself stretches for miles with woodland walks, cycling paths and open glades to explore at leisure.

WHAT ELSE?

Wood Street Station is just a short three-minute walk, placing the Overground within easy reach for swift connections across London. The area is also well served by an extensive bus network, with routes running directly to Walthamstow Central, Leyton and other surrounding neighbourhoods. With both rail and bus options close at hand, daily travel is straightforward and well connected, whether for work, leisure or exploring further afield.



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 ASSISTANT MANAGER

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