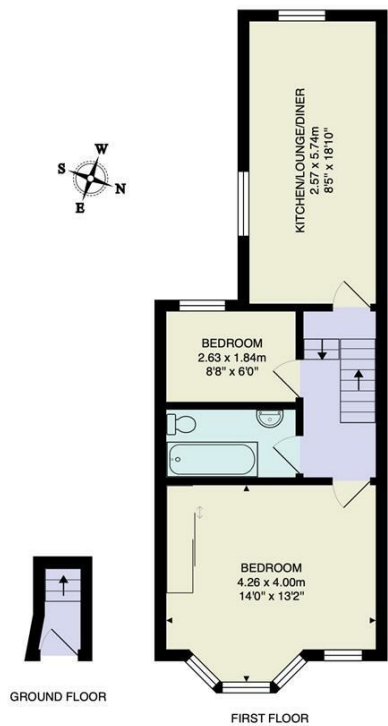




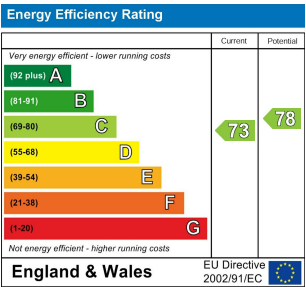
Kitchen/Lounge/Diner  
8'5" x 18'9"

Bedroom  
8'7" x 6'0"

Bedroom  
13'11" x 13'1"

Bathroom

Total Area: 46.7 m<sup>2</sup> ... 503 ft<sup>2</sup>  
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.



## BORWICK AVENUE, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- First Floor Flat
- Two Bedroom
- Well Presented
- Open Plan Kitchen / Living Area
- Close to Transport Links

A bright and stylishly finished two-bedroom apartment on the first floor of a charming Victorian conversion. Inside, sleek design runs throughout, with a sociable open-plan kitchen and living area at its heart. All this, enviably set within walking distance of both Blackhorse Road and Walthamstow Central, putting excellent transport links — and some of the area's best food and drink — right on your doorstep.

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IF YOU LIVED HERE...

After a stroll around your new neighbourhood, it's easy to see why E17 is so often celebrated as one of London's best places to live – but this home has plenty to offer beyond its location...

Your first bedroom makes a bright first impression thanks to a generous bay window, immaculate neutral décor, custom storage, and soft carpeting underfoot. The second bedroom continues the same polished feel, equally smart and inviting. This thoughtful style carries through to the open-plan kitchen/living area, where tradition meets modern convenience. You'll find sleek units, glossy metro tiles, and room for dining. The bathroom is also a highlight: a great size, neatly finished with modern fittings and an over-tub shower.

Step outside, and you're perfectly placed to enjoy the best of E17. Coffee shops, bars, and eateries are everywhere, and you're just nine minutes from the glorious Lloyd Park – home to the William Morris Gallery and Deeney's café.

Head in the other direction and you'll soon reach Blackhorse Road, where Forest Wines offers one of the area's best bottle shop/bar experiences (10 mins), and a genuine Banksy brightens up the cheerful Bonners fish and chip shop (13 mins).

For journeys further afield, you're spoilt for choice. Blackhorse Road station is just 14 minutes on foot, with both the Victoria line and the Gospel Oak to Barking Overground. Walthamstow Central is a minute further, also on the Victoria line but with added access to the Weaver Overground (with speedy trains to Liverpool Street).

WHAT ELSE?

- Just 11 minutes away, East of Eden offers yoga and Pilates for when you're in need of a good stretch. Meanwhile, craft beer lovers can get their 'workout' on the Blackhorse Lane Beer Mile, home to stops like Signature Brew, Exale, and Big Penny Social.
- Just 11 minutes away, you'll find what the Evening Standard hails as "London's best pizza" at Sodo on Hatherley Mews – an area now thriving with the opening of Walthamstow Soho Theatre.
- You're a handy nine minute stroll from Europe's longest market, which runs along the High Street. Here you'll find Forest Cinema and the convenient chains in the 17&Central shopping centre.



A WORD FROM THE OWNER....

"This was the perfect home for me and my partner as busy working professionals, with excellent transport links into central London and its close proximity to everything we love about Walthamstow. Lloyd Park, the William Morris Gallery, the High Street, and the cafés around Blackhorse Road are all just a short walk away. There's a wonderful sense of community here, and the flat falls within the very tight catchment area of Greenleaf Primary - in our opinion the best primary school in Walthamstow!

We've taken great care to maintain the flat in excellent condition over the years, adding modern updates like luxury carpets, double-glazed windows, and custom-fitted storage including a large wardrobe and bookshelf in the master bedroom. There are two loft spaces—one of which has been boarded down for extra storage and could potentially be converted into another bedroom (subject to planning permission).

After over a decade here, we're moving on to accommodate our growing family. We'll miss watching the beautiful sunsets from the living room, and having lovely chats with our neighbours. We hope the next owners will cherish and enjoy this flat as much as we did!"

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