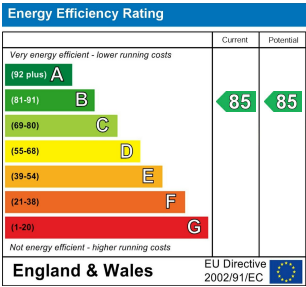




First Floor

Total Area: 87.1 m² ... 938 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

- Kitchen / Reception Room
19'7" x 17'2"
- Balcony
16'2" x 5'1"
- Bedroom
12'7" x 9'6"
- Bedroom
12'7" x 7'3"
- Bedroom
16'7" x 9'1"
- Ensuite
- Bathroom
6'11" x 6'10"



7 TROUBRIDGE SQUARE, WALTHAMSTOW
£2,700 Per Calendar Month
3 Bed Flat



Features:

- Modern Development
- Three Bedrooms
- Available February
- Two Bathrooms
- Well Presented
- Private Balcony
- Private Communal Gardens
- Moments from Wood Street Station

Set within a modern development, this spacious three-bedroom home combines contemporary living with everyday convenience. The interiors are well presented throughout, offering a comfortable and practical layout enhanced by a private balcony and an ensuite to the main bedroom. Residents enjoy access to landscaped communal gardens, while the property is offered chain free for a smooth move. With street permit parking available and Wood Street Station only moments away, the location provides excellent connectivity alongside a welcoming community feel.

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IF YOU LIVED HERE...

This development showcases a smart contemporary finish with striking brick façades and private balconies, overlooking landscaped grounds dotted with water features, cafés and inviting seating areas.

Step inside to a welcoming hallway, finished in wood-effect flooring and complete with two built-in cupboards, one for utilities and the other providing deep storage. Its generous proportions also allow scope for additional furnishings, creating a practical entrance that also feels open and adaptable.

The main bedroom is a calm retreat, enhanced by a built-in wardrobe and its own ensuite. Natural light filters through a wide window, keeping the room versatile and inviting, while the adjoining shower space is finished in warm, neutral tiling for a timeless look. Two further bedrooms continue the same neutral aesthetic, one neatly proportioned and the other more generous in size, each adaptable to a variety of needs and styles.

A stylish bathroom complements the layout, fitted with a bath and overhead shower. Large mirrored surfaces reflect light, enhancing the sense of space and creating an

elegant, soothing setting.

At the heart of the home lies a generous open-plan kitchen and reception room, where full-height windows bring in abundant natural light throughout the day. The arrangement flows easily between living, dining and cooking areas, while a glazed door opens directly to the south-facing balcony. Here, you can enjoy morning coffee, evening meals or simply unwind, all while taking in leafy views across the landscaped square.

Completing the picture, communal gardens provide a peaceful sanctuary, with mature trees, meandering paths and well-placed benches offering plenty of room to pause and unwind.

The surrounding area blends community charm with vibrant character, offering an enviable selection of places to eat, drink and explore. Just moments away are independent coffee shops, artisan bakeries and craft beer establishments, while Wood Street Indoor Market adds colour and creativity with its eclectic mix of specialised traders. A short stroll brings you to Walthamstow Village, where cosy pubs such as The Castle and destination eateries like Eat17 showcase the area's thriving food scene. For something unique, Gods Own Junkyard dazzles with neon



A WORD FROM THE OWNER...

"We have loved living in Walthamstow over the past 7 years and have loved watching it thrive. It has the perfect mix of everything! There is an amazing community here and we will miss it very much. We are locating up North to be closer to family, but Walthamstow will always have a special place in our hearts."

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