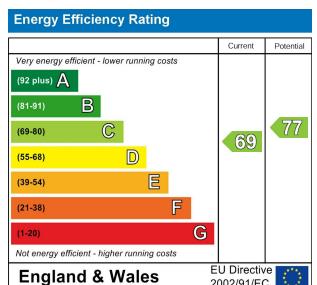


Total Area: 62.8 m² ... 676 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



COURTENAY ROAD, WALTHAMSTOW

£2,250 Per Calendar Month
3 Bed Apartment - Purpose Built



Features:

- Warner Style Apartment
- Two Double Bedrooms
- Additional Study
- Eat in Kitchen-Diner
- Available Late February
- Moments from Blackhorse Road Tube Station

A bright and spacious three bedroom first floor apartment in our signature Warner style, with all the blessings of this classic design; you have a dedicated front door, handsome brick frontage, a wealth of vintage features and private section of rear garden. All located in thriving Blackhorse Village.

The brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner, these apartments remain some of the most sought after local housing to this day, and this is a particularly fine example.

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0203 397 9797

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E8, E9, E5, N16, E3 & E2
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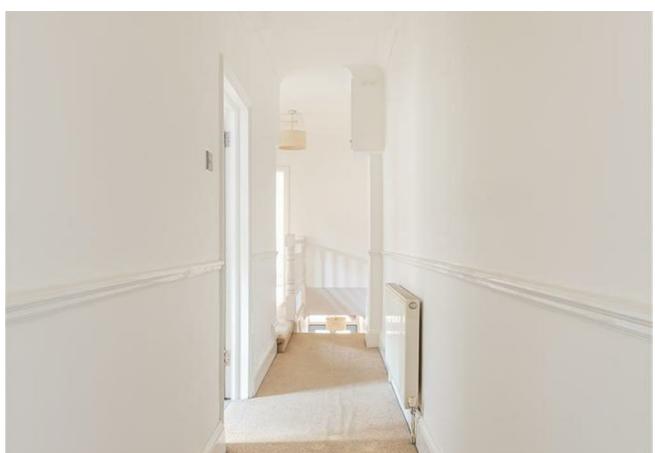
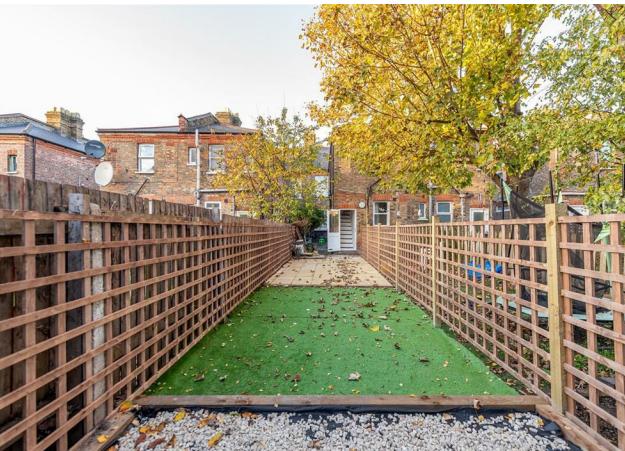
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IF YOU LIVED HERE...

You'll be stretching out in almost 700 square feet of elegantly appointed living space – your 130 square foot front reception is handsomely finished with pristine white walls and rich dark hardwood underfoot, while twin sash windows frame views of your leafy street. Next door your first bedroom's a generous single, ideal for a child or for use as the perfect home working space.

You have a second excellent hosting space to the rear, in the form of your 140 square foot kitchen/diner. Beautifully restored original timber floorboards lie underfoot, glossy cream fitted cabinets house integrated appliances beneath

timber worktops and a set of internal stairs lead down to your garden. In between, both your remaining bedrooms are solid doubles and your bathroom's pristinely finished in geometric floor tiling, white metro tiles up the walls and vintage fittings.

Outside you have not one but two stations just a few minutes walk away. To the north, Blackhorse Road tube will whisk you to King's Cross in fifteen minutes or Oxford Circus in twenty via the Victoria line (you're just one stop from the top of the line here so you'll always get a seat). Meanwhile, a short stroll to the south and you're at St James Street which will get you straight to Liverpool Street in twenty minutes. Fancy getting back to nature? London's largest nature reserve, the 500 acre Walthamstow Wetlands, is just over ten minutes' walk.



WHAT ELSE?

- Crate St James, our newest social hub, sits next to the station of the same name and is brimming with independent entrepreneurs from yoga studios to burger bars and breweries.
- To the rear, your garden's a pleasant three way mix of patio, lawn and a raised gravel bed. Perfect for entertaining al fresco.
- Parents will be pleased to know that you have twenty schools, all rated 'Good' or 'Outstanding' by Ofsted, in a one mile radius alone.

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