



Total Area: 77.8 m<sup>2</sup> ... 838 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen/Reception  
23'4" x 10'11"

Bedroom 1  
11'10" x 10'10"

Bedroom 2  
11'10" x 11'4"

Bathroom  
7'1" x 6'11"

Balcony  
15'10" x 5'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HOWARD ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Two Bathrooms
- Modern Build Apartment
- Immaculately Presented
- Balcony
- Open Plan Kitchen Reception
- Close to Lloyd Park
- Walking Distance to Walthamstow Central Station

A spotlessly presented, spacious and attractive two bedroom, two bathroom apartment in a smart and contemporary block. With over 800 square feet of living space, you've got a gloriously large open planned kitchen and reception room, with doors leading out to your private north westerly facing terrace, meaning plenty of evening sun and sunset views. You're in a prime spot here, close to the popular Fellowship Square development, Lloyd Park and with easy access to Walthamstow Village. You're half a mile on foot from Walthamstow Central for picking up the Victoria Line and Overground network.

REQUEST A VIEWING  
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IF YOU LIVED HERE...

Sitting proudly on the junction of Howard Road and the main hub of Hoe Street is this private and attractive block of 18 apartments. Inside, you are going to love spending time in the dual aspect, open plan living space. Flooded with light this room is perfect for entertaining guests, or winding down after a long day. The state of the art kitchen overlooks the rest of the room and is a stylish affair with sleek grey cupboards, fully integrated appliances and white marble countertops. You also have plenty of space for a dining table here as well as sofas for lounging. This room opens out via double doors to your private, sheltered balcony making this space usable for all seasons. The panoramic views from here are really something special. Your principal bedroom is a large double and features a luxury en suite with walk-in shower and attractive units. The second bedroom is as generously sized as the first, and enjoys wonderful views over the surrounding area. This wonderful apartment is completed by the large bathroom, complete with Villeroy and Bach fixtures, you've got a large tub in here as well as an attractive suite.

As we mentioned, Lloyd Park is a short hop away. The most popular park in the borough, it also houses the glorious William Morris Gallery. Within the grounds

(once the home of Walthamstow's most famous son), you'll also find landscaped gardens, cafes, a playground, tennis courts, an outdoor gym, an enclosed dog area and skatepark. It's the perfect spot for a summer picnic and a spot of people watching, or take in an exhibition in the gallery space of the William Morris, which hosts world famous and local artists alike.

WHAT ELSE?

- Take a wander down Hoe St, we recommend stopping off at Ye Old Rose and Crown to sample their extensive range of ales. This local institution has a theatre upstairs that hosts regular comedy nights from some of the best talent on the comedy scene, as well as the legendary Christmas Panto.
- Walthamstow Trades Hall has fast become the spot to be seen in the Borough, with a buzzing schedule of events for all tastes, it even hosted Fatboy Slim for a night in late 2023.
- You're also super close to a whole host of local favourite restaurants so add them to your explore list! You've got Buhler, Sodo, Shri Lakshmi and Yard Sale Pizza within a short walking distance. Don't forget The Bell, sure to be your new local, it has an extensive menu as well as a large beer garden and has established itself locally as the pub to watch national sporting events.



A WORD FROM THE OWNER...

"We have loved living here for the last five years - the entire block of flats was built in 2018, and it really shows in the smart design of both the communal areas and the flat itself, which is modern and airy. We love the natural light we benefit from with the full length windows and the winter-garden style balcony which provides a great outdoor space, all year round. The flat is well-proportioned, with underfloor heating throughout - the absence of radiators is an added bonus and means that each room can be used to its full potential. The flat has two large bedrooms, two bathrooms (one of which is an en-suite) and a large, open plan kitchen / living room for entertainment. There is also ample storage space, with a large utility room and a built-in wardrobe, making it easy to keep living spaces de-cluttered. The flat is ideally located and within walking distance from Walthamstow Central Station, Lloyd Park with its vibrant Saturday market and Walthamstow Village with its a wide variety of restaurants and pubs. Epping Forest and Hollow Pond are also within easy reach, offering the opportunity for long walks in nature and an escape from busy London life."

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