



Hall
Kitchen/Lounge/Diner
14'7" x 20'1"
Bedroom
14'7" x 11'6"
Ensuite
6'0" x 5'1"

Total Area: 43.7 m² ... 470 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



EDEN ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- Well Presented
- Open Plan Living Space
- En-Suite
- Walthamstow Village Location
- Close to Walthamstow Central Station

This bright and modern one-bedroom apartment is enviably located on one of the area's most charming streets right in the heart of Walthamstow Village. Other highlights include the immaculate finish, open plan kitchen/reception and ensuite bathroom.

Despite the peaceful surroundings, there's a huge array of independent restaurants, bars and gastropubs in the immediate area, while Walthamstow Central station is just a few minutes away on foot, so you can be in the West End or City in less than 30 minutes door to door via the Victoria line or Overground if you time it right.

REQUEST A VIEWING
0203 397 9797

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

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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

New Homes
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IF YOU LIVED HERE...

You'll love the contrast between your wonderfully modern apartment and quaint neighbourhood.

Your open plan kitchen/living area is bursting with natural light, which showcases the neutral decor and engineered flooring in all their glory. You'll quickly appreciate that there's plenty of space for balancing all aspects of life - entertaining will be particularly enjoyable thanks to the smart kitchen area, which has glossy units and an eye-catching red splashback.

The bedroom is just as immaculate, while the bathroom is as smart and contemporary as you'd expect, but with lovely traditional touches such as the metro-brick tiling.

As for the area, you only have to step out on Eden Road during one of the local events such as the annual Walthamstow Village Jumble Trail or E17 Art Trail to see what a fantastic community it has. Although the street is in the heart of Walthamstow Village, it has a feeling of seclusion thanks to the positioning of the square at the north end (an excellent place to sit with a coffee and people watch).

The ultra-friendly Castle gastro-pub, where a pianist plays every Thursday, is a short hop, while slightly further you'll find fellow gastro-pub The Queens Arms, as well as the award-winning brasserie-cum-store Eat 17, poke bowl specialist Peeld, top-rated chippy Orford's Fish & Chips and tapas bar Orford Saloon to name but a few. While

this is the main hub, you'll find the wider area potted with brilliant amenities, such as authentic sushi takeaway Ohba Leaf Kitchen just around the corner on Grove Road, and friendly coffee shop Hucks a similar distance.

Walthamstow Village is packed with history and you'll love having iconic landmarks such as the 15-Century Ancient House nearby. On the way you'll pass the much-loved Nags Head, as well as the access point to the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. There's SO much to explore, so prepare to be busy.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 15 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes east.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street and the convenient chains found in the 17&Central shopping centre, which has a fantastic food court operated by CRATE (think eclectic street food in a dynamic box park environment).

- Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow set to open there later this year/2025. Expect to find world-class entertainment less than a mile from your front door.



A WORD FROM THE OWNER...

"It's a great place to live. It's in the Village, which is a hub of activity and packed full of restaurants, pubs and independent shops. There are things for grown ups as well as family-centred events on the door step. We've loved living here to enjoy all of that. But the location of the flat is really quiet and you would never know that all that is going on just beyond the front door!"

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