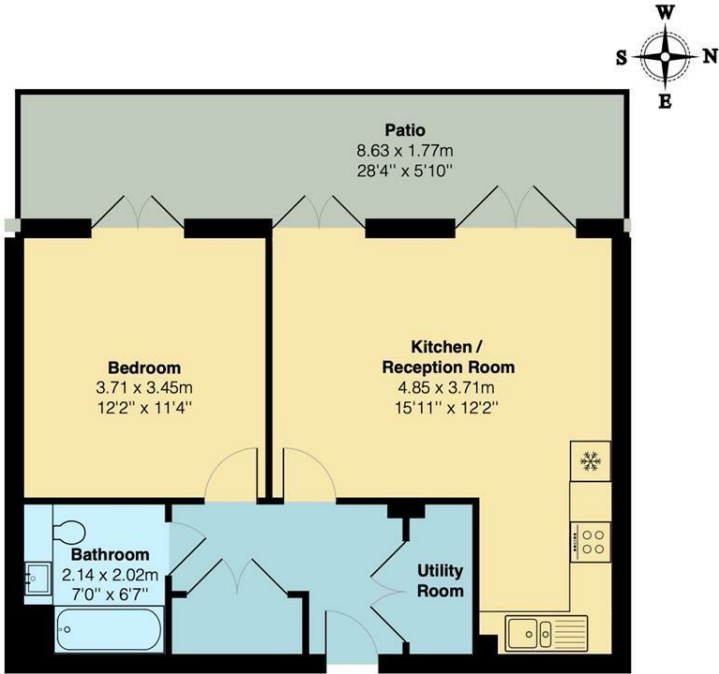




Upper Ground Floor

Total Area: 50.1 m² ... 539 ft² (excluding patio)
All measurements are approximate and for display purposes only.

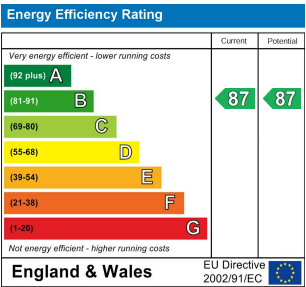
Kitchen/ Reception Room
15'10" x 12'2"

Utility Room

Bedroom
12'2" x 11'3"

Patio
28'3" x 5'9"

Bathroom
7'0" x 6'7"



FOREST ROAD, WALTHAMSTOW

£399,999 Leasehold
1 Bed Apartment



Features:

- One Bedroom
- 999 Year Lease
- Dual Aspect plus Private Terrace
- Secure Video and Fob Entry
- Bike Store
- Views Across Communal Courtyard Garden
- Integrated Appliances Included
- Ten Year Building Warranty and Two Year Customer Care Warranty
- Energy Efficient and Low Energy Bills
- Incentives Available

A striking new development just off Fellowship Square, this fully featured one-bedroom apartment boasts high-end fixtures, fittings, and finishes throughout. Just a short stroll from Walthamstow Village and E17's much-loved Lloyd Park, it combines modern convenience with stylish living.

Energy-efficient and secure, the home features video and fob entry, a 999-year lease, and secure bike storage, along with a ten-year building warranty. Designed with peace of mind at its heart, this apartment offers a contemporary, worry-free lifestyle in a fantastic location.

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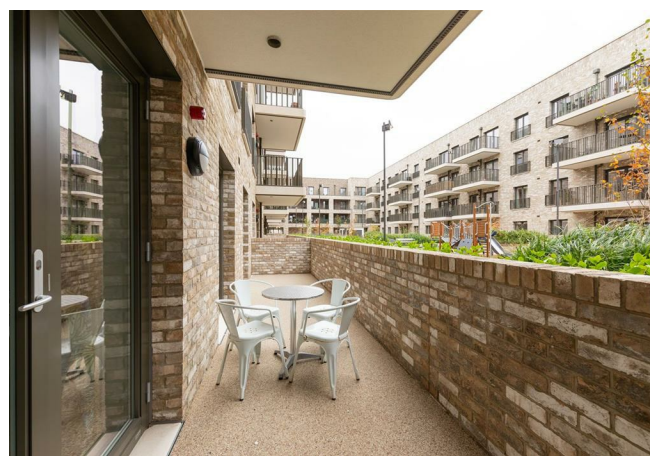
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IF YOU LIVED HERE...

Your open plan kitchen/living area is brilliantly spacious, with smart flooring sweeping the length, adding to the sense of space. You'll enjoy the fact that there's plenty of room for balancing all aspects of life - relaxing, working and entertaining. When the latter is on the agenda, you'll love using the smart units, sleek worktops and integrated appliances found in the kitchen area.

The terrace will be fantastically convenient, with the generous patio doors (there are two sets) letting plenty of natural light into your home.

The bedroom is just as immaculate as the rest of the home, featuring in-built storage and direct entry to the terrace. From the hallway, you'll find the smart, modern bathroom, along with an additional storage cupboard and a handy utility room conveniently positioned opposite.

Outside and Walthamstow's latest landmark, Fellowship Square, is

just moments away. An artfully arranged public space, with fountains and regular events, this is a lovely spot to have on your doorstep. Explore a little further for Bell Corner, home to some charming independent cafes and stores. Finally Lloyd Park's open green spaces and landscaped gardens are less than a half mile on foot.

WHAT ELSE?

- You're just a ten minute walk from Walthamstow Village here, our celebrated leafy enclave home to some excellent bars, restaurants and gastropub.
- Walthamstow Central station is just a 20 minute stroll or five minute bike ride, for direct Victoria line and Overground connections to Oxford Circus and Liverpool Street, respectively.
- The multi million pound sporting facilities of the Waltham Forest Feel Good Centre are less than ten minutes away. Here you'll find an Olympic pool, state of the art gym, trampoline park, sports hall, soft play and much more.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON
E17 ASSISANT BRANCH MANAGER

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