

Reception Room
10'9" x 13'8"

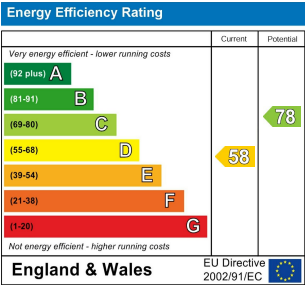
Kitchen/Diner
10'5" x 12'3"

Bedroom
11'7" x 10'5"

Bedroom
7'4" x 6'9"

Bathroom
7'4" x 6'0"

Garden
33'5"



ST JOHNS ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Well Presented
- Section of Shared Garden
- Kitchen Diner
- Chapel End Corner Location

A beautifully presented two bedroom Victorian ground floor flat in the Chapel End corner of Walthamstow, complete with a section of shared garden and a spacious kitchen/diner. Set within easy reach of Wood Street Station, this is a well-connected neighbourhood known for independent cafés, green spaces and a strong sense of community.

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

E4 & N17
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
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step through your own front door and into a hallway connecting each room of this thoughtfully arranged home. To the front, the reception room is bright and comfortable, with a large bay window drawing in natural light. The period fireplace adds a lovely focal point.

Moving through the flat, the principal bedroom sits centrally, offering calm décor and room for freestanding furniture. The second bedroom sits just beyond, with flexibility as a guest room, nursery or workspace. Past here, the bathroom sits next to the kitchen/diner, finished in a clean, contemporary style with metro tiling and a bath with shower overhead.

At the rear, the kitchen/diner forms the social heart of the home. Navy cabinetry, wooden worktops and white tiled splashbacks create a timeless look, while the dining area has space for everyday meals. Double doors open onto your section of the shared garden, bringing in greenery and light. In total, the

apartment offers around 630 sq ft, all well presented and ready to enjoy.

WHAT ELSE?

- Wood Street Station is within easy reach, with direct Weaver line services to Liverpool Street, while Walthamstow Central is nearby for Victoria line connections.

- The Wood Street neighbourhood offers favourites including Chocolate Bakery, The Duke, Dudley's and Wood Street Indoor Market.

- Hollow Ponds and Epping Forest are both close by, offering woodland walks, open water and space to pause.



WORD FROM THE OWNERS...

"It was a wonderful property to start a family and a great area to invest in. Endless amenities for babies and toddlers. Neighbours include two couples in their late 30s, early 40s. Friendly and cooperative, both of whom keep a key to our house."

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