



Reception
15'8" x 11'3"

Kitchen
8'8" x 8'8"

Bedroom
12'10" x 11'3"

Bedroom
8'11" x 7'0"

Bathroom
6'10" x 5'8"

Storage

Total Area: 50.5 m² ... 544 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			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LUTHER KING CLOSE, WALTHAMSTOW Offers In Excess Of £225,000 Leasehold 2 Bed Apartment



Features:

- CASH BUYERS ONLY
- Purpose Built
- Two Bedrooms
- Short walking distance to St James Street Station
- Easy Access to Walthamstow/ Hackney Marshes
- Quiet Location

CASH BUYERS ONLY

Tucked away in a peaceful spot with easy access to some of E17's best amenities, this two-bedroom apartment benefits from generous proportions, plenty of natural light and a separate kitchen and reception. James Street station is 14 minutes on foot, while Walthamstow Central is around five minutes further.

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IF YOU LIVED HERE...

With 544 square feet of internal space, this is a home you can really enjoy settling into and making your own. Due to its neutral decor and generous window, the reception room has a bright and brilliant feel. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its plentiful units and spacious layout. The master bedroom is bright and airy, while the smaller of the two could make an excellent office if preferred. Finally, the bathroom is a good sized, and the hallway outside offers convenient in-built storage.

Beyond, the St James Street area has boomed in recent years and attracted some exciting new independent businesses. Nearby you'll find creative hub CRATE St James, an eclectic collection of ventures housed in containers. Just slightly further there's also True Craft, a fantastic new bar and pizzeria. Your new local coffee shop? Why not make it Weirdough Bakery, which is just 11 minutes away?

For more variation, head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly opened Forest Cinema. There are some great eateries in that area, too, such as Collab and Tonkotsu.

You've got access to plenty of greenery, too, including Walthamstow Wetlands and Walthamstow Marshes, which are both a ten minute cycle - or a decent jog.

Need to escape beyond Walthamstow? It's just 14 minutes on foot to St James Street station, where the overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 20 minute stroll to Walthamstow Central, where the Victoria line will get you straight to Kings Cross in less than quarter of an hour. Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

- Situated in Walthamstow Pumhouse Museum - a mere 13 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.
- There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens in 2025 - and it'll be around 1.2 miles from your front door.
- Head south and check out the emerging scene around the Markhouse Road/Lea Bridge Road junction, where you'll find some excellent new eateries and stores, including eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which houses Blondies brewery.



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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