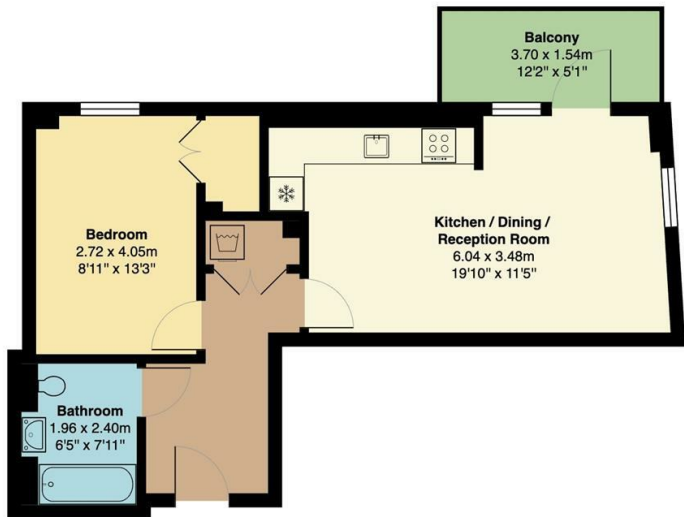




Kitchen / Dining / Reception Room
19'9" x 11'5"

Balcony
12'1" x 5'0"

Bedroom
8'11" x 13'3"

Bathroom
6'5" x 7'10"

Second Floor

Total Area: 50.3 m² ... 541 ft²

All measurements are approximate and for display purposes only



BRUNNER ROAD, WALTHAMSTOW
£1,900 Per Calendar Month
1 Bed Apartment - Purpose Built



Features:

- Available Now!
- One Bedroom
- New Build Apartment
- Contemporary Interior
- Private Balcony
- Close to St James Street Station

A stylish, one bedroom, second floor apartment with a large, open plan kitchen and reception, opening onto a private west facing balcony. All handy for the wild reservoirs of Walthamstow Wetlands and the vibrant nightlife of Hoe Street.

Your door to door City commute could take as little as twenty minutes from nearby St James Street station, where overground services run directly to London Liverpool Street in sixteen minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) 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	

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0203 397 9797



IF YOU LIVED HERE...

Pale engineered hardwood runs underfoot, along your entrance hall and into that bright, spacious, 220 square foot, open plan kitchen and reception room. Your kitchen has two handsome flanks of matte grey and crisp white cabinets, surrounding a sleek integrated oven, electric hob and concealed extractor hood. From the living area, patio doors lead onto your decked, west facing balcony, the perfect spot for watching sunset with a glass of wine.

Your generous double bedroom also looks out to the west, softly carpeted in neutral tones with a handy purpose built wardrobe. There's more custom built storage in the hallway

and the finishing touch is a luxurious, modern family bathroom, impeccably decked out in glossy dove grey metro tilework , with a chrome heated towel rail, recessed vanity alcove and a mixer shower over the bathtub.

You'll be out in nature in no time, with Walthamstow Wetlands just fifteen minutes from your gates. This beautiful, wild site of special scientific interest has a wondrous network of reservoirs that can be explored on foot or by bike. For fine dining and vibrant nightlife, you only have to walk twelve minutes over to Hoe Street. Along here you'll find delicious pizza and craft beers at Sodo Pizza, fantastic atmosphere with a Thespian flair at Ye Olde Rose and Crown Theatre Pub and, soon, Soho Theatre Walthamstow.



WHAT ELSE?

- CRATE Walthamstow is an easy eight minute stroll away. This converted warehouse is now home to numerous pop up, street food vendors and has a central bar area serving crafted brews, courtesy of the Pretty Decent Beer Company.
- To the rear of your apartment building you'll find artisanal bakers, Beaten by a Whisker, meeting all of your fresh bread, speciality coffee and sweet treat needs.
- Hidden beneath Walthamstow Pumphouse Museum and only nine minutes away on foot, you'll come across Supperclub.Tube. This exclusive, Latin American inspired restaurant serves meals from the refurbished insides of a vintage, decommissioned train carriage.

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