

First Floor

Total Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
22'2" x 13'0"

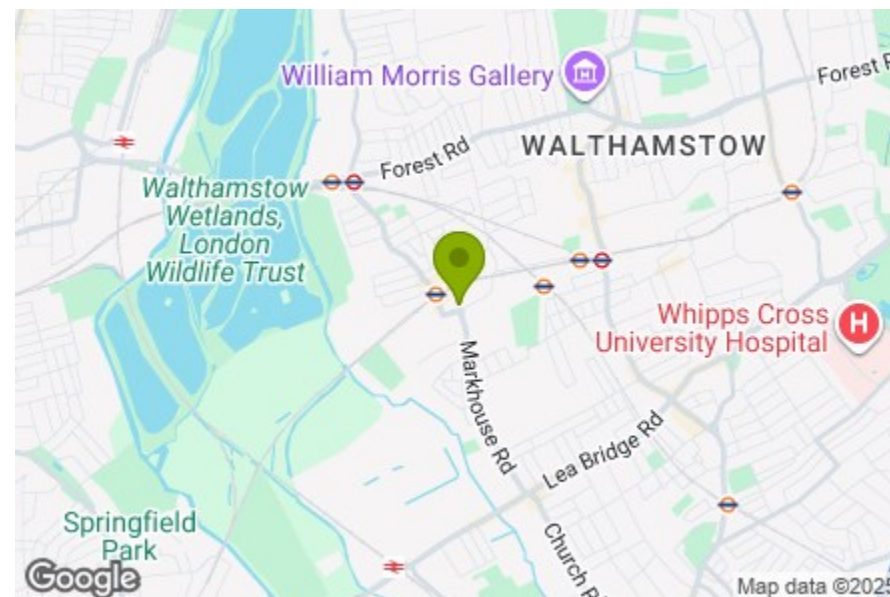
Balcony  
14'0" x 5'8"

Bedroom  
12'7" x 10'0"

Shower Room  
7'10" x 5'3"

Bedroom  
12'7" x 11'6"

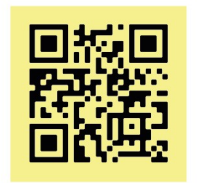
Bathroom  
9'8" x 6'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) 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	



## OLD BREWERY WAY, WALTHAMSTOW Offers In Excess Of £495,000 Leasehold 2 Bed Apartment



### Features:

- Two Bedroom Apartment
- First Floor
- Open Plan Kitchen / Living Area
- Private Balcony
- Next to St James Street Station

This first-floor apartment blends contemporary design with a layout that feels both balanced and inviting. Two well-proportioned bedrooms offer ample room for rest and comfort, while the spacious open-plan kitchen and living area provides a natural setting for dining, entertaining or simply unwinding at the end of the day. Full-height glazing opens onto a private balcony, extending the living space and offering a welcoming setting to enjoy the outdoors. With St James Street Station right beside you, excellent connections and a lively local atmosphere are part of everyday life.

**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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@STOWBROTHERS

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#### IF YOU LIVED HERE...

Showcasing bold modern design, the building combines striking brickwork, clean lines and private balconies. Large windows draw in natural light, giving this contemporary address an instantly inviting presence.

Inside, a wide hallway sets the tone with its light décor and wood-effect flooring, while two built-in storage cupboards provide a useful touch of practicality. The open-plan kitchen and reception room forms the heart of the home, a wonderfully fluid space that suits both entertaining and quiet evenings in. Expansive glazing ensures the room is filled with daylight and opens directly onto the balcony, extending the living area and creating a natural connection to the outdoors. The balcony itself offers a charming spot for morning coffee or a glass of wine at sunset, with room for seating and an elevated outlook that enhances the sense of openness.

Generous in scale, the main bedroom has a calm atmosphere created by soft tones and plenty of natural light. It benefits from a well-finished ensuite, complete with contemporary tiling, a wood-effect floor and a bath with overhead shower. A second double bedroom has a bright and airy feel, enhanced by a large window and a soft neutral palette that together create a welcoming and restful atmosphere. Completing the interior is a separate shower room, styled in grey tiling with a wood-effect floor and fitted with a walk-in shower and large mirror to maximise light and space.

Right on your doorstep, the Curious Goat café sits just downstairs, making it an effortless stop for a morning coffee or weekend brunch. A short stroll brings you to CRATE St James Street, a creative hub filled with independent traders, food stalls and lively community spirit. For a change of pace, Walthamstow Village offers a charming mix of boutiques, cosy cafés such as Bern's & the Beans, and traditional pubs including The Nags Head. Evenings can be enjoyed at Big Penny Social, part of the renowned Walthamstow Beer Mile, or with a show at the Soho Theatre. Green escapes are close at hand too, with St James Park perfect for relaxed strolls, while Walthamstow Marshes and the expansive Wetlands provide wide open space and wildlife to enjoy.

#### WHAT ELSE?

Excellent transport connections make this location especially convenient for getting around the city. St James Street Station is just a four-minute walk, placing the Overground within easy reach for swift journeys into central London. Walthamstow Queens Road Station is roughly ten minutes on foot, offering further connections across the city, while Walthamstow Central is a similar walk away, giving access to both Underground and rail services. From here, fast links to the West End, the City and beyond make travel simple and convenient.



#### 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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