



Fourth Floor
 Total Area: 56.7 m² ... 610 ft² (excluding terrace)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		86	86
(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	



SOUTH GROVE, WALTHAMSTOW

£2,000 Per Calendar Month
 1 Bed Apartment - Purpose Built



Features:

- Spacious One Bedroom
- Fourth Floor
- No Parking
- Unfurnished
- Close to Station
- Huge Private Terrace
- Immaculately Presented

A smartly finished and elegantly appointed one bedroom apartment, sat on the fourth floor of a modest, contemporary development and featuring a huge, private roof terrace. All just moments from St James Street, for overground links to the City.

The newly christened Weaver overground line (named in tribute to East London's historic rag trade) will get you straight to Liverpool Street in just sixteen minutes, for a door to door City commute of around twenty minutes.

REQUEST A VIEWING
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E4 & N17
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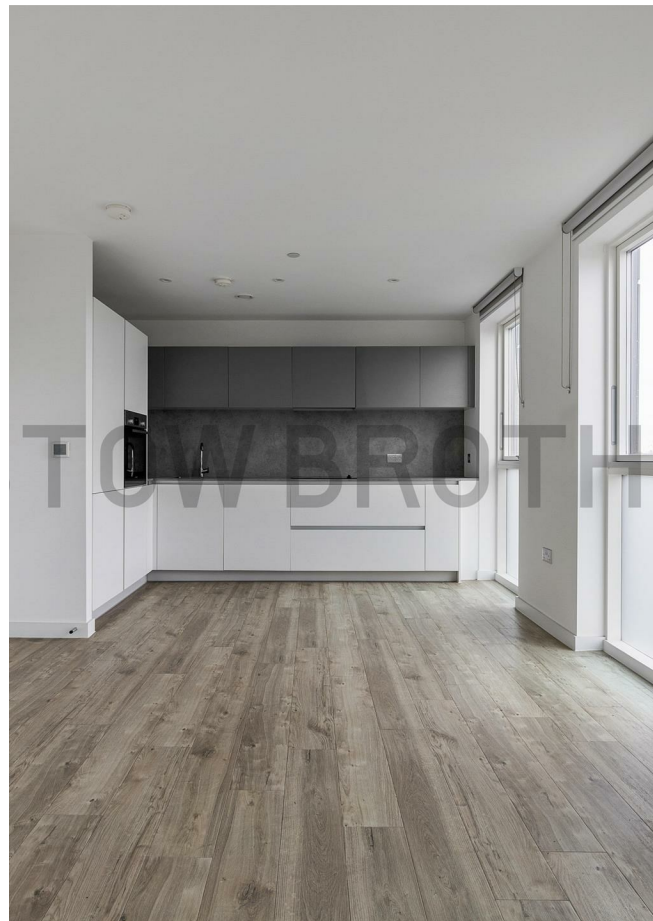
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IF YOU LIVED HERE...

Your principal bedroom is immediately to the right as you step inside. An expansive, 160 square foot double, softly carpeted with twin windows looking out onto that huge roof terrace. One entire wall is taken up by smartly integrated, floor to ceiling wardrobes. Across the hall your bathroom's a neat boutique affair, clad in smoky grey letterbox tiling from top to toe.

Elsewhere, your 250 square foot kitchen/diner sits dual aspect between a trio of windows and patio doors out to the roof terrace. Your kitchen area's set off to one end and decked out with a mix of seamless white and grey cabinetry,

integrated appliances and smoky grey splashbacks. Step outside and your roof terrace is an epic 500 square feet, timber decked with lovely rooftop views from the South side. An immensely spacious addition and a true rarity.

As well as the handy City links from the overground station, St James Street is home to CRATE St James, our entrepreneurial and creative hub, home to everything from burger bars to yoga studios. You're sure to find a new favourite, right on your doorstep. Here's also where you'll find Walthamstow High Street and the start of its famous market, especially great for lovers of street food. If you can't buy it here you probably don't really need it.



WHAT ELSE?

- Walthamstow Central station is around a half mile on foot for Victoria line connections to the West End. Just past the station you have the independent eating and drinking establishments of Hoe Street and Walthamstow Village.
- There's some substantial extra storage in the hallway, always a welcome bonus in London apartment living.
- London's largest nature reserve, our 500 acre, Green Flag award winning Walthamstow Wetlands, is less than twenty minutes on foot from your new front door. You'll forget you're in London.

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