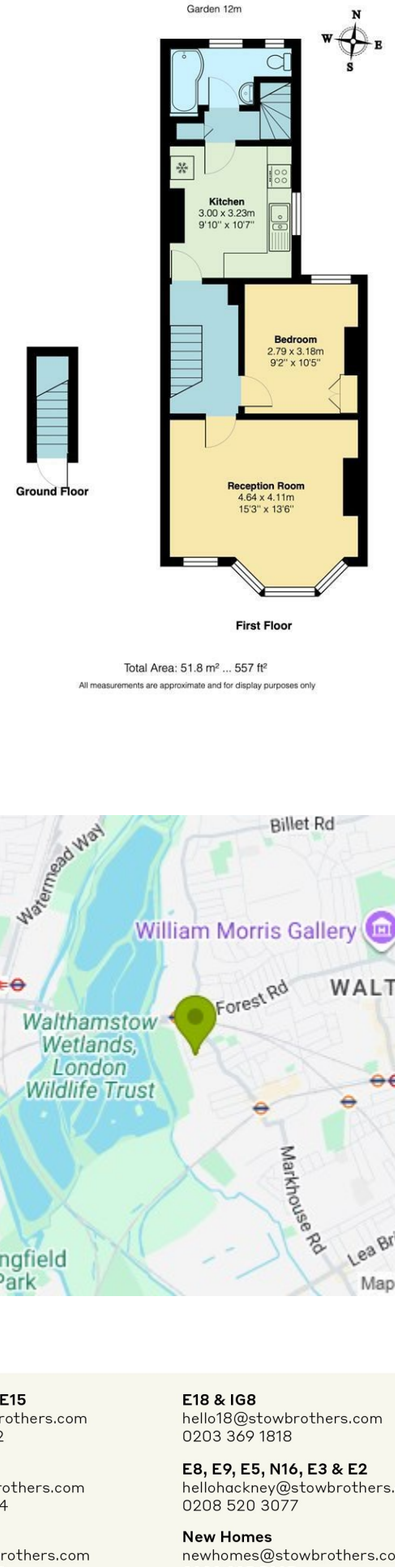


Total Area: 51.8 m² ... 557 ft²

All measurements are approximate and for display purposes only

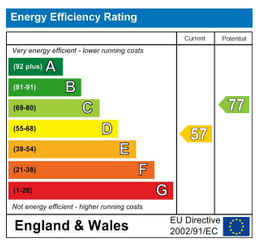
Reception Room
15'2" x 13'5"

Bedroom
9'1" x 10'5"

Kitchen
9'10" x 10'7"

Bathroom

Garden
39'4"



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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CORNWALLIS ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
1 Bed Apartment - Purpose Built

Features:

- One Bedroom
- First Floor Warner Apartment
- Immaculately Presented With Lots Of Natural Light
- Section of Shared Rear Garden
- A Few Minutes Walk To Blackhorse Road Station
- Close to Walthamstow Wetlands
- Loft Conversion Potential
- Long Lease

A beautifully presented one bedroom first floor Warner apartment, moments from Blackhorse Road station and within easy reach of the wetlands, with a section of shared rear garden and thoughtful interiors throughout. Set on a quiet residential street in one of Walthamstow's best connected pockets, you're perfectly placed for morning walks by the water, excellent local cafes and swift journeys into the City and beyond.

REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

You'd step straight into a calm and welcoming home with the classic proportions Warner flats are so loved for. The reception room is full of natural light, with soft neutral tones and carefully considered finishes giving the whole apartment an easy sense of flow. The kitchen has been immaculately maintained, with clean lines, generous worktop space and room to dine, while the overall layout has been designed with everyday living in mind. The double bedroom is serene and well-sized, with large windows bringing in plenty of daylight, and the bathroom is finished in a timeless, understated style.

Outside, your section of the shared rear garden offers a lovely extension of the living space during warmer months, with enough room for morning coffee, planting or an evening meal with friends. As a first floor Warner apartment, you'll also benefit from the privacy of your own entrance and the characterful features associated with these much-loved period homes. From here, Blackhorse Road station is just a short walk away for Victoria line and Overground connections, while the vast open landscapes of Walthamstow Wetlands are close at hand whenever you need a slower pace or a stretch of fresh air.

WHAT ELSE?

Blackhorse Road station is just moments away, with fast Victoria line and Overground connections getting you into King's Cross in around fifteen minutes.
Walthamstow Wetlands is nearby for weekend walks, running routes and wide open green space.
The area is packed with independent spots to eat and drink, from neighbourhood bakeries and coffee shops to breweries and restaurants around the Blackhorse Beer Mile.
Lloyd Park and the William Morris Gallery are both within easy reach, adding even more green space and culture to your doorstep.

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 ASSISTANT BRANCH MANAGER

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