

Bathroom  
6'5" x 8'6"

Reception Room  
9'8" x 17'0"

Bedroom  
9'0" x 9'4"

Bedroom  
12'1" x 10'8"

Kitchen/Diner  
21'7" x 11'3"

Garden  
15'8" x 18'6"

Total Area (Excluding Garden): 66.2 m<sup>2</sup> ... 712 ft<sup>2</sup>

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		70	70
(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	



## ST. MARY ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor Apartment
- Beautifully Presented
- Open Plan Reception Kitchen
- Private Garden
- Own Storage Space
- Close to Walthamstow Central Station
- Walthamstow Village Borders

A beautifully presented two bedroom ground floor apartment with private garden, set right on the borders of Walthamstow Village and within easy walking distance of Walthamstow Central. With an open plan living space, tasteful interiors and your own storage area, it's a home that balances thoughtful design with everyday practicality, all in one of E17's most sought-after neighbourhoods.

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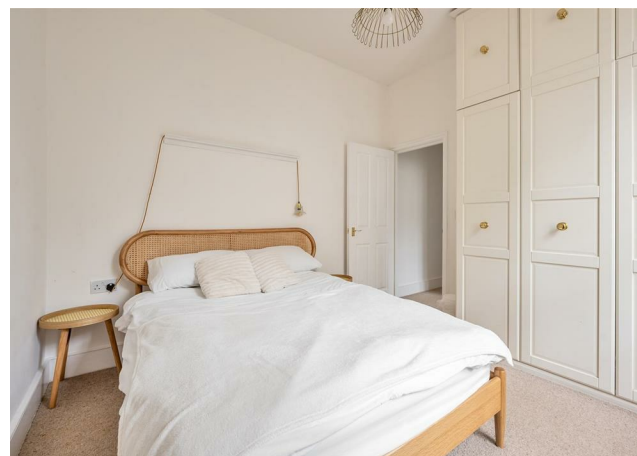
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#### IF YOU LIVED HERE...

Step inside and your open plan reception and kitchen unfolds into a bright, welcoming living space designed very much with day-to-day living in mind. Large windows draw in plenty of natural light while the neutral palette and carefully considered finishes keep the atmosphere calm and inviting. There's ample room to relax, dine and entertain, with the kitchen smartly arranged to one side, offering sleek cabinetry, generous worktops and everything you need close at hand.

Both bedrooms are well proportioned and quietly positioned, making them equally suited to restful nights, working from home or guest space when needed. The bathroom is stylish and contemporary, while clever storage keeps everything neatly tucked away. Step outside and your private garden offers a welcome outdoor retreat, perfect for morning coffee or long summer evenings. There's also the added benefit of your own dedicated storage space, ideal for bikes or seasonal essentials.

#### WHAT ELSE?

Walthamstow Central station a short walk away for the Victoria Line and Overground

Positioned on the sought-after Walthamstow Village borders

Independent cafés, restaurants and delis nearby including Eat 17 and The Queens Arms

Easy access to the wide open greenery of Lloyd Park and Walthamstow Wetlands

Excellent cycle routes and walking paths across the area

A vibrant neighbourhood known for its strong sense of community and local markets



#### A WORD FROM THE OWNER...

"We've loved living in the flat - the open-plan kitchen/diner is a real hub, and the private garden (totally secluded!) has been brilliant for entertaining and relaxing. The location is fantastic: Walthamstow Village is just around the corner and you can nip down Church Path for a quick pint in the Nags Head, or easily access the coffee shops in the Village! Wstow tube and overground are a 5 minute walk from the flat, which was great for me working in town. It's a genuinely friendly, community-oriented neighbourhood with a great mix of local shops and green spaces. We'll miss it!"

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