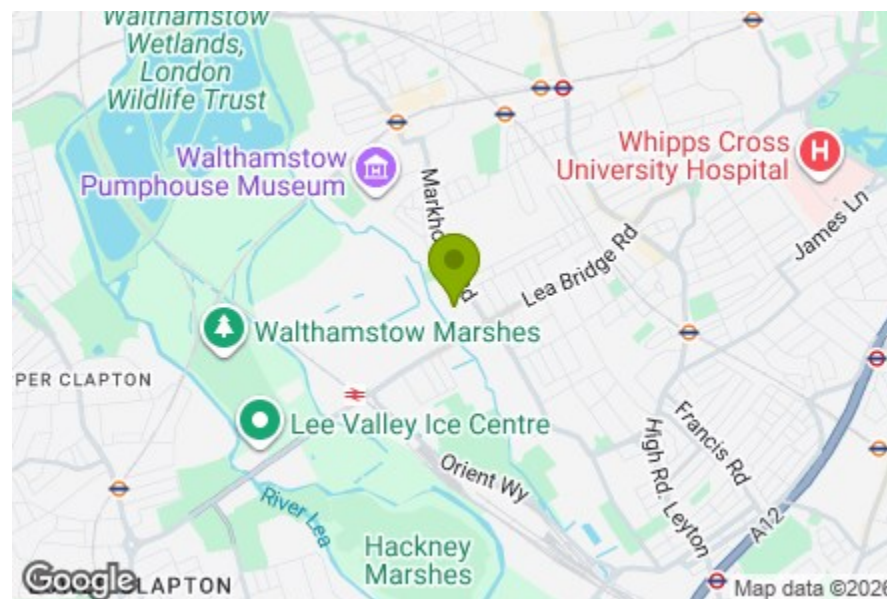




- Reception
17'2" x 13'5"
- Bedroom
10'8" x 10'5"
- Kitchen
7'11" x 7'9"
- Bathroom
4'11" x 10'10"
- Bedroom
11'5" x 11'4"
- Loft
15'8" x 10'2"
- Eaves Storage
8'8" x 31'11"
- Garden
32'0" x 18'2"

Total Area (Excluding Loft Room & Eaves Storage): 72.5 m² ... 780 ft²
 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
		EU Directive 2002/91/EC



HARRIS STREET, WALTHAMSTOW Offers In Excess Of £475,000 Leasehold 2 Bed Flat



Features:

- First Floor Flat
- Two Bedrooms
- No Chain
- Loft Included in the Demise
- Beautifully Presented
- Shared Rear Garden
- Additional Loft Room

Set on the first floor, this appealing flat offers two well-sized bedrooms and the advantage of no onward chain, making it an attractive and uncomplicated purchase. The loft is included in the demise and has been arranged as an additional room, extending the accommodation and adding flexibility to the layout. The interiors are finished in a carefully considered style throughout, giving the home a settled and cohesive presence. A shared rear garden adds an outdoor dimension, offering a pleasant outdoor escape to unwind.

REQUEST A VIEWING
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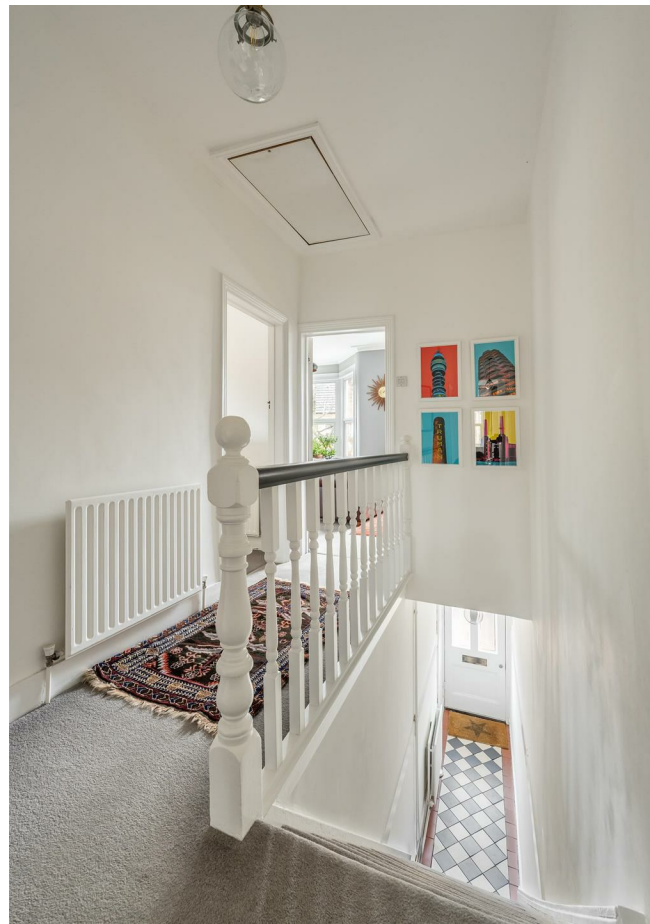
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IF YOU LIVED HERE...

Positioned behind a handsome brick frontage, the building makes a strong first impression, with striking bay windows, an arched entrance and original detailing that hint at the character found inside. The flat benefits from its own front door, leading into an entrance hallway with stairs rising to the main accommodation above, giving a clear sense of privacy from the outset.

Upstairs, a painted balustrade and gentle daylight shape a welcoming hallway that links the rooms with ease. The reception room is a real highlight, with a bay window and an additional side window, combined with high ceilings that give it real presence. Decorative coving frames the room beautifully, while soft grey walls provide depth and a refined backdrop for relaxing and entertaining.

The two bedrooms are thoughtfully arranged, each with its own sense of character. The rear bedroom feels particularly restful, with tall twin windows and a cast-iron fireplace adding a subtle period note. The second bedroom also features a fireplace, bringing warmth and visual interest.

The kitchen is finished with clean-lined cabinetry and rich green tiling, creating contrast and personality, while herringbone flooring introduces warmth underfoot. The bathroom has a fresh tone, finished in white with a full-length bath, overhead shower and built-in storage that keeps everything feeling composed.

Above, the loft room offers excellent floor space, naturally lit by a skylight, with expansive eaves storage neatly set into either side. Outside, a generous shared garden

with a wide lawn and established planting provides a green, inviting setting throughout the year.

The surrounding area blends strong local favourites with easy access to open landscapes. Just moments away, The Hare & Hounds is a popular neighbourhood pub, well regarded for its craft beers, relaxed atmosphere and beer garden. Weir dough Bakery is worth the wander for excellent coffee, pastries and brunch favourites. A little further on and in the other direction, the Leytonstone Railway Arches are home to a collection of permanently based independents, including Leyton Calling, a laid-back tropical cocktail bar, and Chop Shop Tavern, known for its food and drinks in an industrial-style setting. Leyton Jubilee Park sits nearby, while Walthamstow Marshes offers expansive walks and open views. Families are well served by a strong choice of schools, including the outstanding Sybourn Primary School, just three minutes away on foot.

WHAT ELSE?

Getting around is straightforward, with Lea Bridge Station a 14-minute walk away, providing rail connections into Stratford and beyond. St James Street Station can be reached in under 10 minutes by bus and offers direct services into Liverpool Street. Blackhorse Road Station is also reachable in just over 10 minutes by bus, linking to the Victoria line and Overground services.



A WORD FROM THE OWNER...

"Warner flats are a wonderful place to live. They are very practically laid out, with good sized and regularly shaped rooms. In my opinion much nicer than a period house that has been chopped up into flats found in many other parts of London. I have enjoyed taking care of number 68. The street is quiet as there is no through traffic, and during the summer months neighbours' kids safely play in the street.

Walthamstow and Leyton are great neighbourhoods with the marshes or the forest easy places to visit for exercise or relaxation. As the first London Borough of Culture Waltham Forest always has something happening, and every few months there seems to be another local brewery opening.

The rest of London can easily be reached by either the Victoria Line to the North or the Central Line to the South, the 58 or 158 buses, that stop at the end of the road, can take you to either station if you don't fancy a walk."

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