



Storage

Bedroom  
10'10" x 12'7"

Ensuite  
6'10" x 5'1"

Bedroom  
11'6" x 10'11"

Kitchen/Lounge/Diner  
14'4" x 21'11"

Bathroom  
6'10" x 6'9"

Balcony

Storage

Total Area (Excluding Balcony): 76.3 m<sup>2</sup> ... 822 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		86	86
(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	



## MARLOWE ROAD, WALTHAMSTOW

### Offers In Excess Of £500,000 Leasehold 2 Bed Apartment - Purpose Built



#### Features:

- Two Double Bedrooms
- Modern Build Apartment
- Fourth Floor
- Immaculately Presented
- Private Balcony
- Close to Wood Street Station
- Walking Distance to Lloyd Park

Situated in a modern residential building, this immaculately presented fourth-floor apartment offers a refined balance of light, space and comfort. Two generous double bedrooms and a bright open-plan living area provide a composed, harmonious design that feels both stylish and inviting. The private balcony extends the living space outdoors, ideal for taking in the open views. Combining considered design with a warm, welcoming atmosphere, the home sits just moments from Wood Street Station and within easy walking distance of the green open spaces of Lloyd Park.

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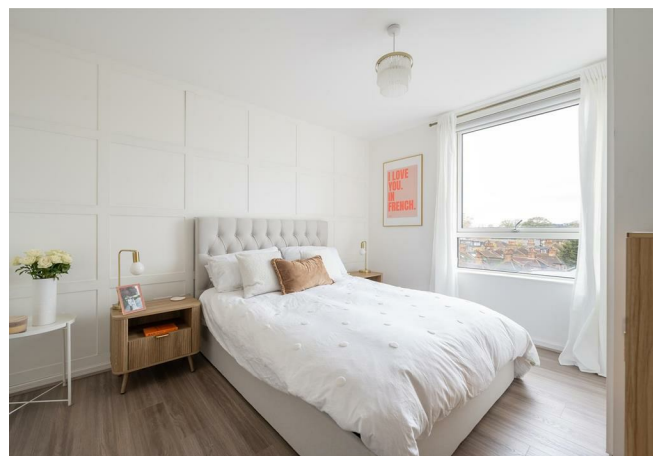
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#### IF YOU LIVED HERE...

The building presents a smart, contemporary façade softened by greenery and defined by generous balconies. Clean architectural lines and large windows create an elegant rhythm, giving the development a modern presence on the street.

Within, the entrance hall sets a welcoming tone, offering space for furnishings and well-planned storage with two built-in cupboards and a separate utility cupboard. Leading through, the dual-aspect kitchen, lounge and dining area forms the social heart of the home. Illuminated by wide windows, it offers an effortless flow between cooking, dining and relaxing, with generous proportions that make it equally suited to entertaining or unwinding. The design feels bright and balanced, with finishes that complement the sense of space. A glazed door opens onto the private balcony, a spacious outdoor extension of the living area, complete with glass balustrades and open views across the surrounding skyline.

Both bedrooms are softly lit and restful, the main featuring a fitted wardrobe and an elegant ensuite with floor-to-ceiling tiling, a generous walk-in shower, and a serene, contemporary finish. The second bedroom is equally inviting, with soft tones and ample space for rest and relaxation. Completing the home, the main bathroom continues the soft colour scheme with tiled surrounds, a bath with overhead shower, and subtle lighting that creates a soothing atmosphere at the end of the day.

The area surrounding this address offers an appealing blend of creativity, community and green space. Just moments away, Wood Street Indoor Market brings together vintage treasures, local makers and independent food stalls in a lively setting that reflects the area's character. A short stroll leads to the charm of Walthamstow Village, where cobbled streets are lined with boutiques, cafés such as Bern's & the Beans, and dining spots like The Nags Head and Ruffs Bistro. Its leafy lanes, historic cottages and laid-back atmosphere make it one of East London's most sought-after enclaves. For culture and entertainment, the Soho Theatre's new venue adds a vibrant edge to the neighbourhood, while Lloyd Park and the sweeping expanse of Epping Forest provide welcome escapes into nature.

#### WHAT ELSE?

Just outside, you can enjoy the communal garden and playground placed within the development. Transport links are excellent, with Wood Street Station just a few minutes' walk away, providing swift connections to Liverpool Street and beyond. Walthamstow Central is also within easy reach, either on foot or via a short bus ride, offering both Underground and Overground services. Together they make travel across London seamless, while keeping the calm, village-like feel of the neighbourhood close at hand.



#### 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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