

Total Area: 62.2 m² ... 669 ft²
All measurements are approximate and for display purposes only

Reception
12'9" x 10'9"

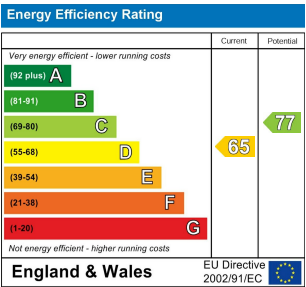
Kitchen
8'2" x 7'9"

Bedroom
10'11" x 10'6"

Bedroom
11'5" x 11'1"

Shower Room
8'2" x 7'10"

Garden
36'1"



FOREST ROAD, WALTHAMSTOW

Offers In Excess Of £465,000 Share of Freehold 2 Bed Flat



Features:

- Two bedroom Apartment
- Ground Floor Ex-Warner Flat
- Moments from Lloyd Park
- Beautifully Presented
- Own Section of Rear Garden
- Walking Distance to Walthamstow Central

Bright and generously proportioned, this two-bedroom ex-Warmer maisonette is set on the ground floor with a shared rear garden, a separate kitchen and reception room, and a prime Walthamstow location...

It's a short hop from our much-loved Lloyd Park and William Morris gallery, as well as Hoe Street, which is lined with the excellent eateries and stores that form the heart of this thriving community.

Beyond that, you'll find Walthamstow Central station, where you can reach the City or West End in around 20 mins or less.

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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

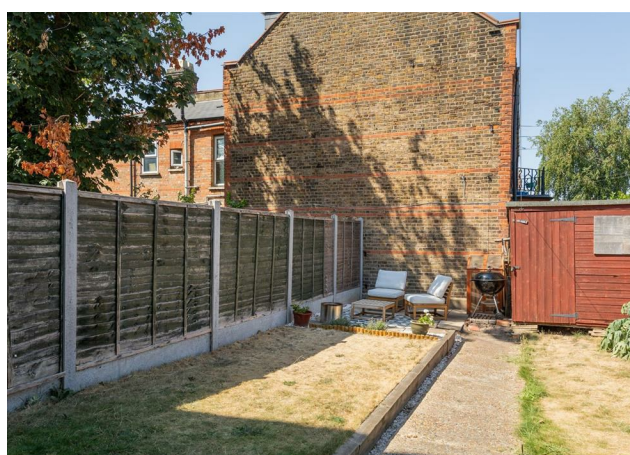
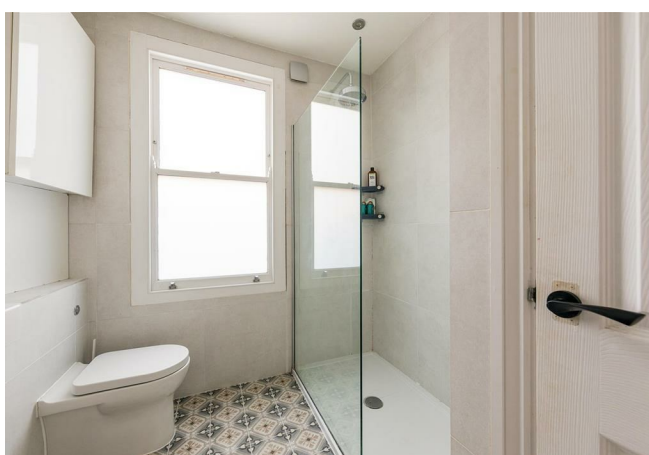
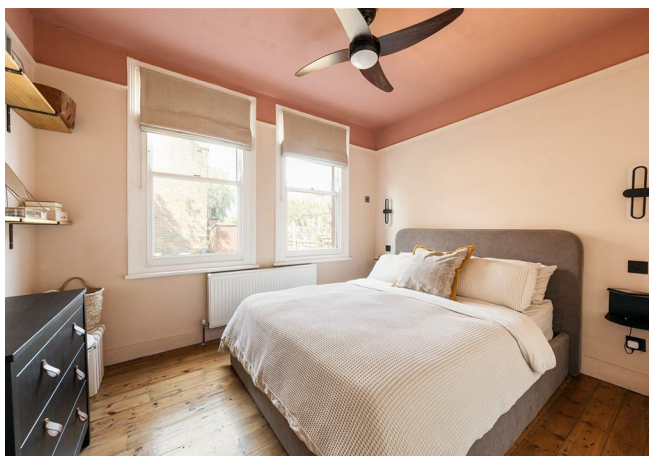
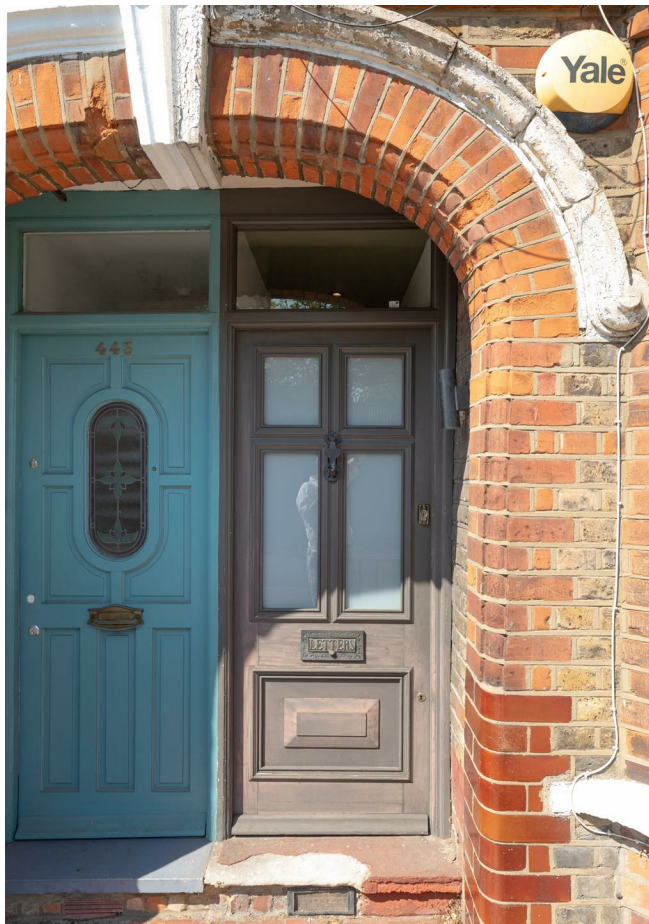
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IF YOU LIVED HERE...

You'll be filled with pride as you approach the iconic red bricked arch outside your new home. It's not surprising that these former Warner apartments are so popular with their timeless design.

Your reception room is full of natural light which showcases the pristine decor. You'll enjoy having the convenience of a separate kitchen, and the bathroom is bright and spacious too. Both bedrooms are doubles - one could even be used as an office or second reception if more convenient. You've got countless options if you want to use this as an opportunity to dream up your own designs. Get the mood board ready!

Outside, you'll find your shared west-facing sun-trap garden. It's a peaceful spot, but you don't have to travel far to find more nature; you're only a hop and a skip from Lloyd Park, where you'll also find a skate park, playground, tennis courts, bowls club, dog park, cafes and the William Morris Gallery. Head towards the Bell junction and Hoe St beyond, and you'll come across many, many

exceptional independent ventures, including vegetarian-focused cafe Buhler & Co and the award-winning Yard Sale Pizza.

WHAT ELSE?

-You're spoilt for choice when it comes to local pubs; both Ye Olde Rose & Crown and The Dog & Duck are all much-loved by the community and can be reached within around ten minutes on foot. Walthamstow Trades Hall is another nearby hidden gem, which features regular events. When the Soho Theatre Walthamstow opens soon, you'll have even more events to choose from within a short walk of your home.

- If you want a change of scene from the park, head to Fellowship Square for its brilliantly curated fountain displays and community-led events.

- For shopping, head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly opened Forest Cinema.



WORD FROM THE OWNER...

"Living here has given us the best of both worlds, inside the flat and around the area.

We love how well the flat works year-round, it's light and bright in the summer and opening the back door straight into the garden in feels lovely, while in winter it's a cosy spot for having friends over.

Location-wise, you've got great nature on your doorstep with the wetlands and River Lea not far away and great cycling routes in Epping Forest. We're spoilt for choice with local pubs, wine bars, Lloyd Park's Saturday market, and the Blackhorse Beer Mile, which has hosted many of our milestones, birthdays and World Cups! Having a shared garden with just our lovely upstairs neighbour has been a huge bonus, and our direct neighbours are great too. We'll definitely miss it!"

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