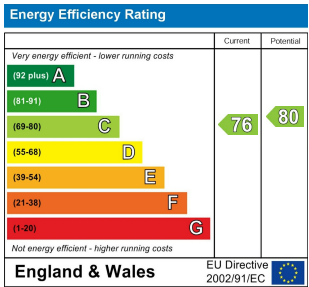




Total Area: 92.5 m² ... 996 ft²
All measurements are approximate and for display purposes only



EASTFIELD ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Two Bathrooms
- First Floor Flat
- Leasehold
- Loft Converted
- Beautifully Finished
- Walthamstow Central Location
- Chain Free

This beautifully finished two bedroom flat sits in a particularly well-connected pocket of Walthamstow, with Walthamstow Central, the Village and Lloyd Park all within easy reach. Arranged across the first and second floors, with a converted loft creating a generous principal bedroom suite, it offers 996 square feet of space and a warm, characterful interior.

REQUEST A VIEWING
0203 397 9797

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IF YOU LIVED HERE...

The entrance leads upstairs to the first floor, where the reception room sits at the front of the property. It's a bright, inviting space with timber flooring, soft grey walls and built-in open shelving filling the alcoves either side of the chimney breast. The front windows bring in plenty of daylight, while there's ample room for distinct seating and dining areas without either feeling squeezed. Along the hall, the generously sized spare bedroom is simply finished with plenty of natural light, while the first of two bathrooms is finished with white tiling and a bath with shower overhead.

The kitchen and breakfast room is positioned at the rear, with pale cabinetry, timber worktops and open shelving. There's space for stools at the breakfast bar, making this an easy spot for morning coffee or something more leisurely at the weekend.

Upstairs, the converted loft is given over to the principal bedroom, creating an impressively spacious retreat beneath the

roofline. Roof windows bring in natural light, while deep blue wardrobes provide plenty of storage and a dedicated desk area makes good use of the space. An ensuite shower room completes the upper floor. The flat is leasehold and is being offered chain free.

WHAT ELSE?

- Walthamstow Central puts both the Victoria line and London Overground close at hand, making journeys into central London and Liverpool Street straightforward.
- Walthamstow Village is within easy reach, with Orford Road home to independent cafés, restaurants and neighbourhood pubs, including The Queen's Arms and The Nag's Head.
- Close to Lloyd Park
- Wood Street is another great local pocket to explore, with its Indoor Market bringing together a collection of independent traders, alongside plenty of cafés, shops and places to eat.



A WORD FROM THE OWNER...

We've lived here for the past seven years and absolutely loved it. We're relocating for work, or we'd be staying. We fell in love with the house when we viewed it. High ceilings make it bright and airy, and with two big bedrooms, two bathrooms, and both a kitchen and a lounge to relax in, there's always room to spread out.

The location is even better. Everywhere we go is on foot. We end up in Walthamstow Village most weekends and on sunny evenings after work, for the pubs, bars, restaurants and the wonderful shops. On our doorstep, we have coffee and fresh sourdough at Today Bread, Sodo Pizza, the cinema and the newly opened Soho Theatre. The Victoria line, the fastest line into central London, is a few minutes' walk.

Lloyd Park, ten minutes in the other direction, has the listed William Morris Gallery, flowers all year round, a great playground for families, space for a run, and a buzzing food market on Saturdays."

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