



Ground Floor
 Total Area: 39.2 m² ... 422 ft²
 All measurements are approximate and for display purposes only.

Kitchen / Reception Room
 16'7" x 11'8"

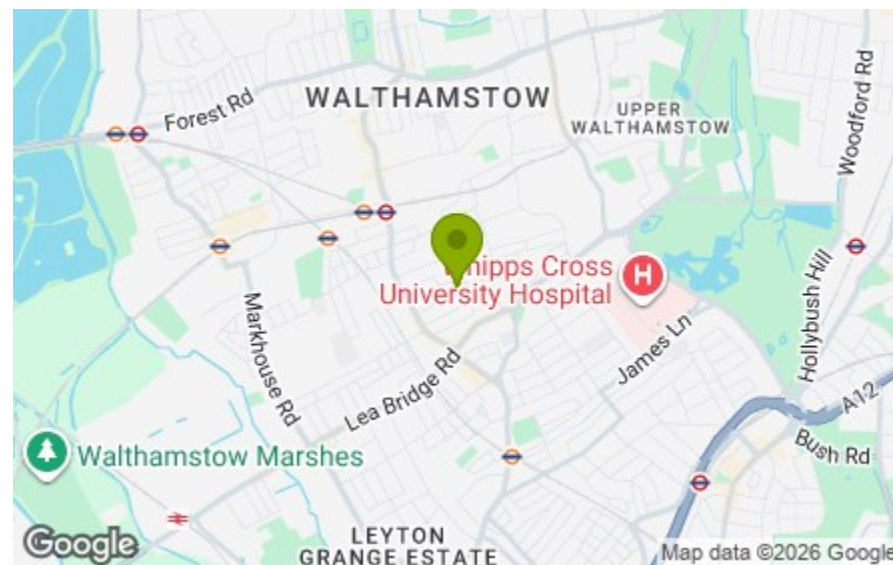
Bedroom
 13'10" x 9'1"

Bathroom



PEMBROKE ROAD, WALTHAMSTOW

£2,000 Per Calendar Month
 1 Bed Apartment - Conversion



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | | |
| (71-81) B | | | |
| (59-68) C | | | |
| (47-58) D | | | |
| (35-46) E | | | |
| (21-34) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 78 | 78 |
| | | EU Directive 2002/91/EC | |

Features:

- Ground Floor
- Walthamstow Village
- Private Patio Area
- Wooden Flooring
- Unfurnished
- Available July
- Council Tax Band B
- EPC Rating C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A characterful and smartly appointed one bedroom apartment nestled on the ground floor set in the ever so popular Walthamstow Village. Here you're in the beating heart of sought after Walthamstow Village, with the finest independent dining and dining establishments right on your doorstep.

Walthamstow Central station is a short stroll away and will get you directly to Liverpool Street or Oxford Circus in around twenty minutes, not to mention a whole host of other overground, underground and bus routes.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
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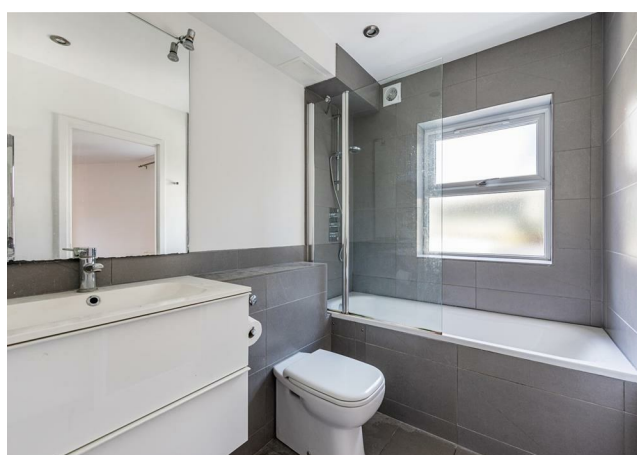
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
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 0203 325 7227

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IF YOU LIVED HERE...

You'll be waking up with the peaceful, part-pedestrianised streets of Walthamstow Village right on your doorstep. Here you'll find some of the finest independent shops, bars, restaurants and gourmet pubs for miles around. From the traditional charms of The Nag's Head to the fine wines at Parish Wines, the cocktail cool of Eat17, the sumptuous Sunday roasts at The Queens Arms or the artisanal gins at Mother's Ruin, there's something for every taste, mood or occasion mere moments away.

Friends and family will feel right at home in your capacious open plan 200 square foot lounge/kitchen with twin windows

filling the space with swathes of natural light and framing gorgeously tranquil leafy treetop views; quite the view for relaxing and hosting alike. Your kitchen area's blessed with a beautiful tiled backsplash and smart cabinets enjoying a full complement of integrated appliances, while the bathroom's home to a classic dark tiled suite. Lastly, your bedroom's a solid double with a wealth of wooden flooring.

If it's nature you're craving then the green and blue space of Leyton Flats and Hollow Ponds (made famous by local boy Damon Albarn) is a short walk on foot or a few minutes cycle. Perfect for Sunday strolls or morning jogs, you'll forget you're in London. Alternatively, London's largest nature reserve, the 500 acre Walthamstow Wetlands, is a ten minute bus ride on the W12 route from nearby Queen's Road.



WHAT ELSE?

- Next door to the station you'll find the huge range of shops in the Walthamstow Mall, plus the Empire cinema entertainment complex, with nine screens and half a dozen adjoining restaurants.
- Our arterial main thoroughfare of Hoe Street is right next to here. Spice meisters will love Turtle Bay's authentic Jamaican cuisine and you can't go wrong wrapping your taste buds around the Time Out award-winning former warehouse SoDo Pizza's delicious offerings.
- You're spoilt for choice when it comes to a new local, but may we recommend The Castle? A classic, family-friendly foodie pub with an enviable beer garden, it's less than four minutes' walk.

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