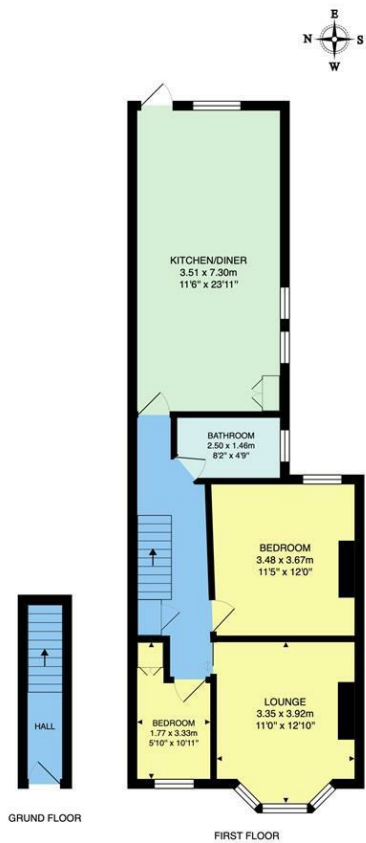




Lounge
10'11" x 12'10"

Bedroom
5'9" x 10'11"

Bedroom
11'5" x 12'0"

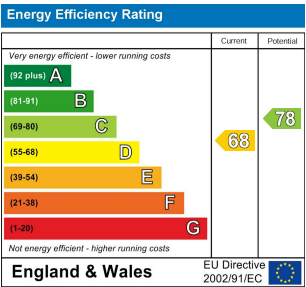
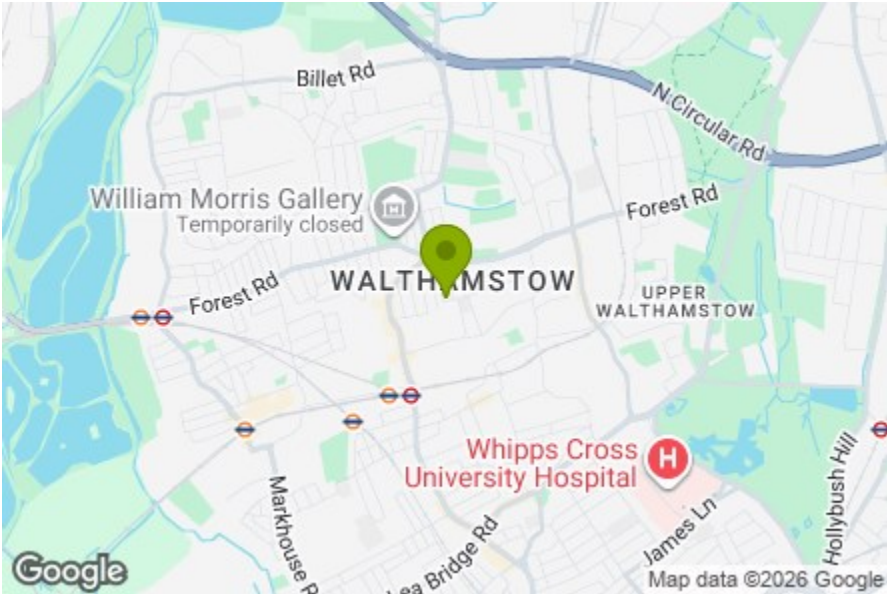
Bathroom
8'2" x 4'9"

Kitchen/Diner
11'6" x 23'11"

Garden
17'10" x 15'0"

Total Area: 74.8 m² ... 805 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.



HOWARD ROAD, WALTHAMSTOW

Offers In Excess Of £590,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- First Floor Flat
- Immaculately Presented
- Two Bedrooms
- Lovely Kitchen/Diner
- Private Garden
- Central Walthamstow Location
- 805 sq ft

A wonderfully bright two bedroom apartment on the first floor of a Victorian end-of-terrace property, with windows on three sides bringing in natural light throughout the day and far-reaching views across London. Set on a quiet residential street in Poet's Corner, you're brilliantly placed for central Walthamstow, Lloyd Park and Walthamstow Village, while the apartment also comes with its own private courtyard garden.

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
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

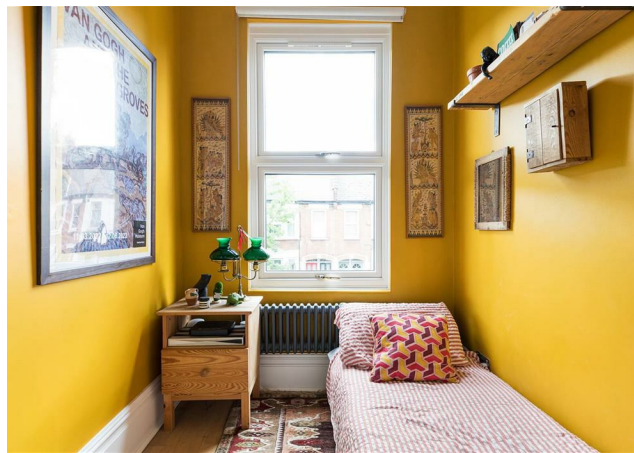
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE....

There's a lovely sense of personality throughout, with bold colour, warm timber flooring and thoughtful details giving each room its own character. The living room is particularly light, with a wide bay window fitted with shutters, built-in shelving and plenty of space to settle in. Both bedrooms continue the considered approach, with rich colour choices and large windows making the most of the apartment's elevated first-floor position.

The kitchen/diner is somewhere you could easily imagine spending a lot of time. Deep blue cabinetry, pale worktops and a central island create a sociable cooking space, while there's plenty of room alongside for a full-size dining table. Artwork and open shelving add character without making the room feel busy. The bathroom is just as thoughtfully finished, with green tiling around the bath with shower above, a timber vanity and natural light from the window.

Your private courtyard garden gives you your own outdoor spot for

morning coffee, summer suppers or a few pots and planters. Beyond home, Lloyd Park is close by for green space, the William Morris Gallery and weekend wandering, while central Walthamstow brings an ever-growing mix of places to eat, drink and spend an evening.

WHAT ELSE?

- Lloyd Park is a local favourite, home to the William Morris Gallery and plenty of open green space for a weekend walk or slower afternoon.

- Head towards Hoe Street for Yard Sale Pizza, Tonkotsu, Forest Cinema and Soho Theatre Walthamstow, with Walthamstow Central also offering Victoria line and Overground connections across London.

- Walthamstow Village is close by too, with Orford Road home to The Queen's Arms, The Nag's Head and a strong mix of independent cafés and restaurants, while Wood Street adds another cluster of local favourites including Chocolate Bakery.



A WORD FROM THE OWNERS...

"We absolutely love Howard Road. It's the perfect location, with the village, Lloyd Park and the main high street all within easy reach. We've also been lucky enough to have a lovely neighbourly community, which has made living here feel so special.

We're genuinely very sad to be leaving, as we've put so much love and care into making our beautiful flat a home, and we truly love it. We've been here for almost five years and have loved every minute. It really has been the perfect first home for us.

We're only moving because we feel ready to upsize and take the next step into the next chapter of our lives."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM