



Reception Room
14'4" x 10'5"

Kitchen
11'6" x 8'11"

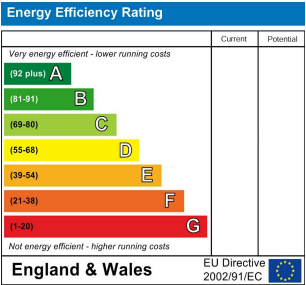
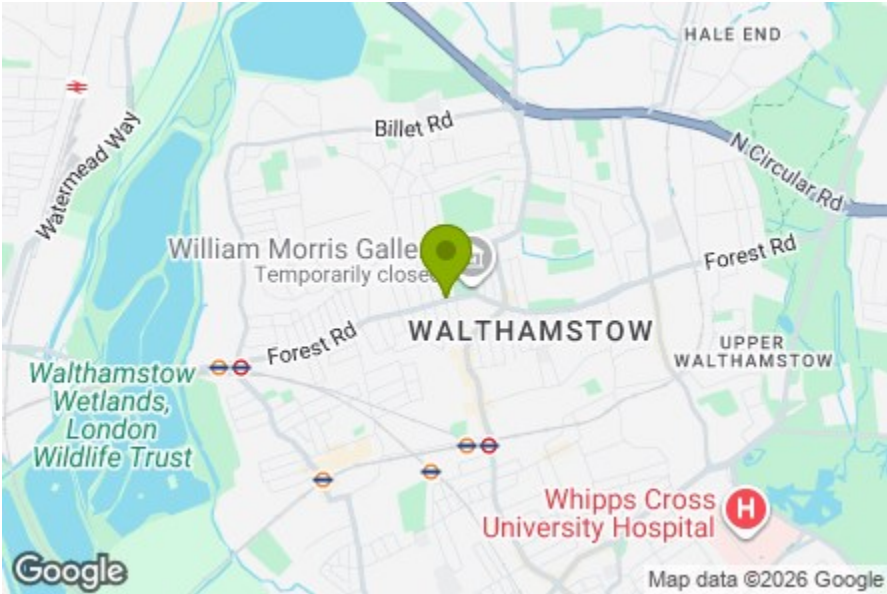
Dining Room
11'6" x 8'4"

Bedroom
13'3" x 11'1"

Bedroom
8'2" x 7'8"

Shower Room
8'2" x 4'11"

Garden
36'1"



FOREST ROAD, WALTHAMSTOW

Offers In Excess Of £480,000 Leasehold 2 Bed Flat



Features:

- Ground Floor Ex-Wartner Flat
- Two Bedrooms
- Beautifully Presented
- Walking Distance to Walthamstow Central
- Moments from Lloyd Park
- Private 36ft Garden
- 136 Year Lease
- Comprehensively Refurbished

A beautifully presented two bedroom ground floor ex Warner flat with a private garden, set between Lloyd Park and Walthamstow Central. This well-loved pocket of E17 combines green open space with independent cafés, restaurants and excellent transport links, all within easy walking distance.

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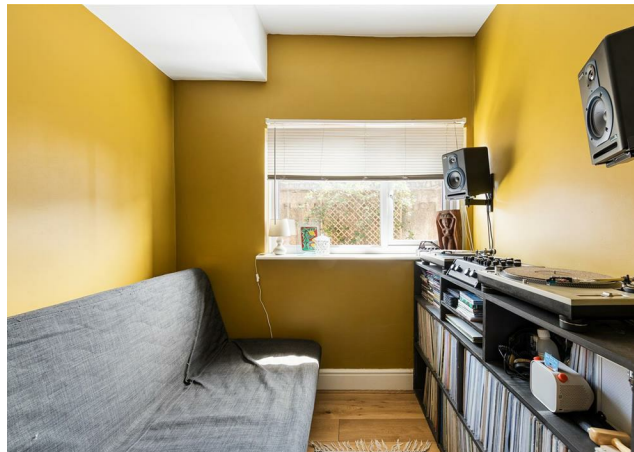
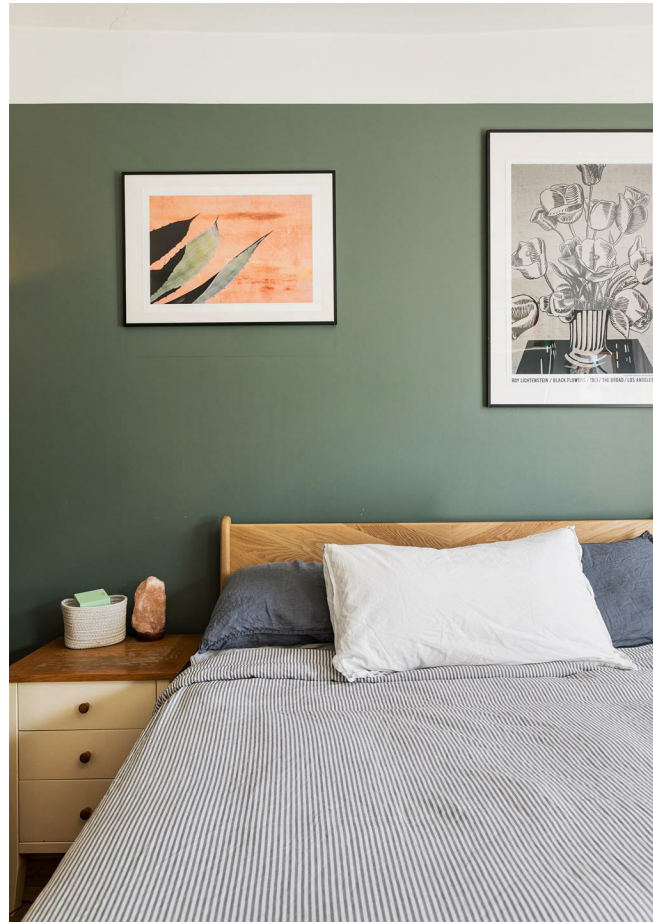
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IF YOU LIVED HERE...

The layout begins with a generous front bedroom, followed by a bright reception room with plenty of space to relax. Beyond, the dining room creates an inviting setting for everyday meals or evenings with friends, while the hallway leads to the shower room and second bedroom. The interiors have a calm, contemporary feel, with new flooring fitted throughout.

The current owners have carried out extensive improvements. The exterior pebbledash has been removed, with the brickwork cleaned and repointed, while a new front door and new double and triple glazing have also been installed. The shower room has been newly fitted, giving the home a fresh, cohesive finish.

At the rear, the kitchen offers generous worktop space and direct access to the private garden. The garden has been landscaped, with a large tree removed to open up the space, leaving plenty of room for morning coffee, summer dining or a quiet afternoon outdoors.

Lloyd Park and the William Morris Gallery are moments away, while Walthamstow Central is within walking distance for straightforward journeys across London.

WHAT ELSE?

- Walthamstow Village is a short walk away, while Lloyd Park and the William Morris Gallery offer green space, exhibitions and a much-loved café.

- Walthamstow Central provides direct Victoria line and Overground services, with King's Cross St Pancras around 15 minutes away and Oxford Circus around 20 minutes.

- Local favourites include Mother's Ruin, 56 St James (cocktails and live DJ's in an intimate, low-lit space), Sodo Pizza and Chocolatine Bakery, alongside the independent shops and cafés of Hoe Street.



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 ASSISTANT BRANCH MANAGER

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