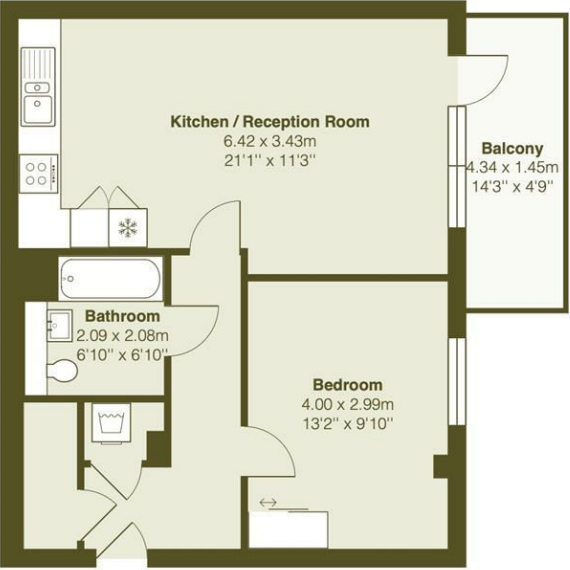




Fifth Floor

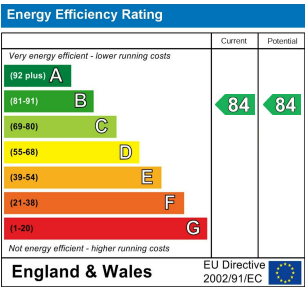
Total Area: 50.5 m² ... 544 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Bedroom
13'1" x 9'9"

Kitchen/Reception Room
21'0" x 11'3"

Bathroom
6'10".x 6'9"

Balcony
14'2" x 4'9"



MARLOWE ROAD, WALTHAMSTOW

Offers In Excess Of £370,000 Leasehold
1 Bed Flat



Features:

- Beautifully Presented One Bedroom Flat
- Fifth Floor
- Approx.544 Square Feet
- Balcony
- Close to Wood Street Station

A beautifully presented one bedroom apartment on the fifth floor, with a private balcony and a bright, open feel throughout. Set in Walthamstow's Wood Street neighbourhood, you've got the station close by, along with plenty of local favourites and green space within easy reach.

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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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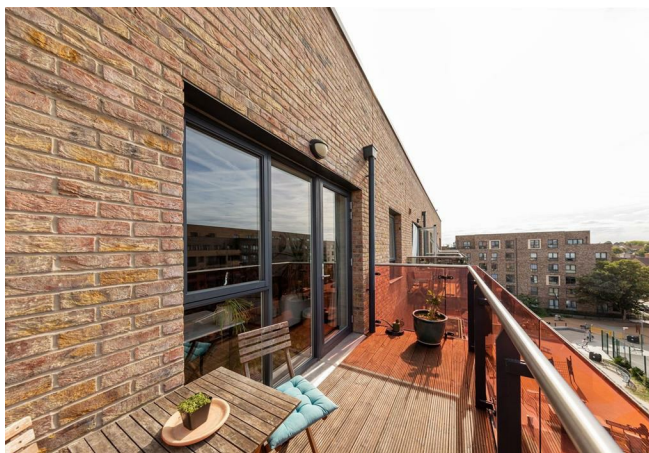
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IF YOU LIVED HERE...

At around 544 square feet, the layout makes excellent use of the space. The main kitchen/reception room stretches across the rear of the apartment, bringing cooking, dining and relaxing together in one generous setting. The kitchen is clean and contemporary, with crisp white cabinetry, integrated appliances and a soft green splashback, while dark flooring runs through the living area. Full-height glazed doors draw in plenty of natural light and lead directly onto the balcony, creating a lovely extension of the living space.

The bedroom is a calm, well-proportioned double, finished in soft green tones and with a large window bringing in further daylight. Across the hallway, the bathroom has a bath with shower above, while additional storage is tucked neatly into the entrance hall. The fifth-floor position gives the apartment an appealing sense of openness, particularly from the balcony, where there's room for a table and chairs and far-reaching views across the surrounding rooftops.

WHAT ELSE?

- Wood Street Station is close by for Weaver line services towards Liverpool Street, while Walthamstow Central offers both Victoria line and Weaver line connections.
- Wood Street has a strong neighbourhood feel, with Chocolate Bakery among the local favourites, while Walthamstow Village and Orford Road's independent cafés, pubs and restaurants are within easy reach.
- You're well placed for green space too, with Epping Forest and Hollow Ponds nearby for long walks, while Lloyd Park offers gardens, open lawns and the William Morris Gallery.



WORD FROM THE OWNER...

"Tiny Palace" is a tranquil sanctuary with beautiful light and wonderful vibes. The top floor balcony has roof top views and enjoys lots of sunsets.

Wood Street is a vibrant village community in east London, voted coolest neighbourhood to live in the UK in 2022!. The apartment is just off the main drag where you'll find nice coffee shops, a sourdough bakery (try the pastries!), a couple of good bars, and the quirky Wood Street Indoor Market that houses independent shops including food vendors, vintage stalls and a record store. A short walk will take you to the edge of Epping Forest where you can enjoy a walk, go for a run in green space, or hire a rowing boat around Hollow Pond.

Across the road, Wood Street station links directly to London Liverpool st (via Hackney route) in 20 minutes. Alternatively, take a one minute train to Walthamstow where you can change for the Victoria Line connecting to many central London stations (approx 30 mins door-door)

Both neighbours own their flats and are friendly, respectful, and helpful. There is a communal garden and fob-accessed indoor bike store."

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