

Reception Room  
22'10" x 13'11"

Kitchen  
8'9" x 6'6"

Bathroom  
7'2" x 6'6"

Bedroom  
13'7" x 11'0"

Bedroom  
13'3" x 11'3"

Ensuite

Roof Terrace  
25'5" x 7'2"

Balcony  
8'3" x 6'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HIGH STREET, WALTHAMSTOW

### Offers In Excess Of £515,000 Leasehold 2 Bed Flat



#### Features:

- Two Double Bedrooms
- Modern Build
- Private Balcony
- Roof Terrace
- Beautiful Views

If you like to be in the heart of the action, then this stylish 829 sq ft apartment, set on the fifth floor of a modern purpose-built block, offers contemporary living with impressive features and amazing views. Boasting two double bedrooms, 2 bathrooms, a spacious open-plan 22 ft reception, the home is further enhanced by a private balcony, roof terrace and access to stunning communal spaces. Ideally located, it's within easy walking distance of Walthamstow Central Station (Victoria Line) and all the amenities you could want as well as tons of places to eat and drink literally on your doorstep.

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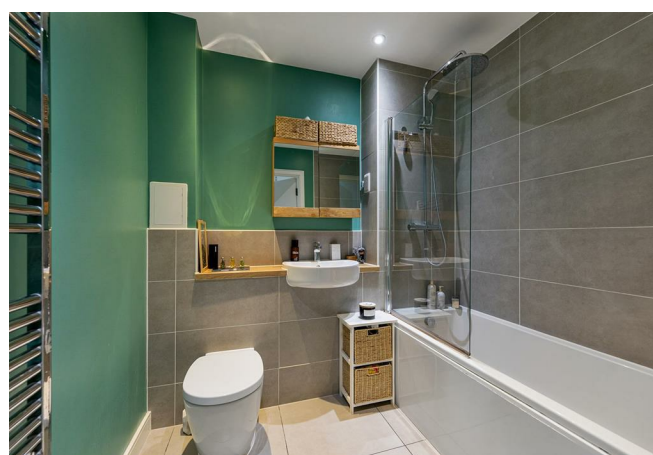
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#### IF YOU LIVED HERE...

Your new home is surrounded by beautifully designed outdoor spaces, starting with the tranquil communal gardens at the entrance of this stylish development. Thoughtfully landscaped with beds full of vibrant plantings and sections of grass, it's the perfect

Stepping inside, you're immediately greeted by a wide open hall and a double, walk-in cupboard opposite for abundant storage, ensuring a clutter-free living space.

To your left is the principal bedroom, painted a calming frosted sage green with plush carpeting that adds warmth and comfort, and a double wardrobe offers plenty of space for storage. The en-suite bathroom features a dedicated glazed shower, an elegantly integrated basin, and French grey tiling for a sleek finish. You've also got private access to your own roof terrace - stretching 25ft and covering 184.32 ft<sup>2</sup>, it's a glorious south-facing sun trap.

The second bedroom is another bright and welcoming space, painted in neutral tones and complete with soft carpeted flooring and a large window for natural light.

The family bathroom exudes sophistication, clad in grey tiling with a sleek glazed bath and shower combination. A wall-mounted mirrored double storage cupboard keeps

surfaces clear, maintaining a streamlined, clutter-free aesthetic. The green accent wall gives a welcome pop of colour.

The reception is a stunning, light-filled space, thanks to expansive sliding glass doors that span the entire width of the room. Step out onto your private balcony. West-facing, it guarantees bright, sunlit afternoons until the final rays disappear - perfect for unwinding with a book or simply taking in the stunning, uninterrupted rooftop views.

The kitchen is cleverly designed to be both separate and part of the reception room. L-shaped and as stylish as it is functional, featuring white cabinetry, integrated quality appliances and contemporary grey wood detailing.

#### WHAT ELSE?

- Walthamstow Central is located practically on your doorstep, making residents incredibly well connected with the London Underground, National Rail and bus services all within a 5-minute walk. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 minutes, and Oxford Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line, you'll always find a seat.

- Film buff or theatre lover? We've got you covered with Forest Cinema a stone's throw away, and the newly opened Soho Theatre Walthamstow within easy walking



#### A WORD FROM THE OWNER...

"This flat is just the most perfect home. It's flooded with natural light all day long and has a surprising amount of outdoor space. The front terrace is like a secret mini oasis in the heart of Walthamstow, where we've grown everything from sweet potatoes to grapes and have enjoyed many hours lounging in the sun. And the views are just amazing - New Year's Eve is really something special! The balcony at the back of the property has allowed us to enjoy many summer dinners watching the beautiful sunset. The location is just unbeatable. Being able to roll out of bed and straight onto the tube makes for an stress-free commute, plus great restaurants like Sodo Pizza and The Collab right on your doorstep means you'll never go hungry. East of Eden is just a minutes walk away - like having your own private yoga studio, and the new SoHo Theatre will mean you can enjoy great performances with no travel time whatsoever. We're blessed with wonderful neighbours and a great community within the building, so there's always someone to water your plants when you go on holiday! We absolutely adore this flat and hope the next owners will feel the same."

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