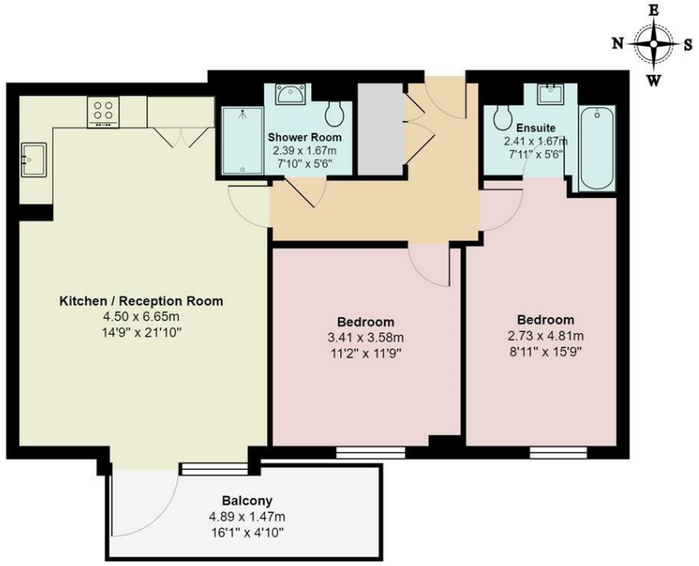
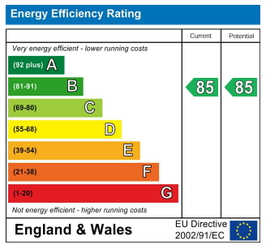



**7th Floor**

Total Area: 71.2 m² ... 767 ft² (excluding balcony)

All measurements are approximate and for display purposes only





**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


# THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT

# SOUTH GROVE, WALTHAMSTOW

## £2,400 Per Calendar Month

## 2 Bed Apartment - Purpose Built

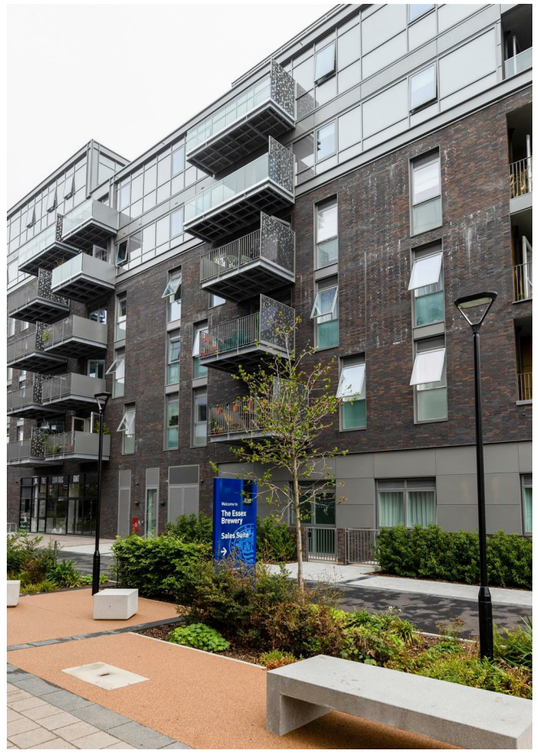
### Features:

- Sharers Welcome
- High Spec Apartment
- Open Plan Living Room
- Two Double Bedrooms
- Two Bathroom (En-Suite)
- Modern Fitted Kitchen
- Balcony w/ Amazing View
- Close To Station
- Concierge Service

A modern two bedroom, two bathroom apartment in a contemporary, designer development just moments from Walthamstow High Street, St James Street station and our newest social hub – Crate St James. Design & Decor is boxfresh and spotless throughout and all properties have private balconies.

Malt Court is a striking designer development, sleek and modern with pleasant communal areas and grounds, including bicycle parking. Cyclists can be at Walthamstow Wetlands, at 500 acres London's largest nature reserve, in just five minutes courtesy of the Q2 Cycleway, which weaves its way right into the heart of the city.

REQUEST A VIEWING
0203 397 9797



REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

You'll be enjoying brand new, boxfresh fixtures and fittings throughout, with high end appliances in the spacious kitchen/lounge areas, coming in at anything up to a capacious 280 square feet. Stylish engineered hardwood runs underfoot, you have grey splashbacks, a generous suite of glossy white fitted cabinets and a full complement of integrated appliances.

Elsewhere, bedrooms are all generous doubles, finished to the same high standard featuring plush carpets. Bathrooms are alternately finished in gleaming white or glossy grey metro tiling, with walk-in rainfall showers. And finally of course there's your private balcony; wonderful outdoor space with views over the city.

St James Street station is just three minutes' walk, for direct twenty minute runs to Liverpool Street. Alternatively, Walthamstow Central is just a half mile on foot and will get you straight to Oxford Circus just as quickly via the Victoria line. Walthamstow High Street, home to the longest street market in Europe, starts right next to St James Street, for all the supermarkets, cafes and other amenities you could wish for.

WHAT ELSE?

- Crate St James, home to a rotating array of independent entrepreneurs from cafes to bakeries, breweries and barbers, is less than five minutes' walk. Be sure to try the mouth-watering offerings at Baggio Burger.
- For your new local we have to recommend a personal favourite, The Chequers is a real 'stow institution, a much loved gastropub with a delicious menu and large beer garden, all just five minutes away on foot.
- Current or prospective parents will be pleased to know you have nineteen primary/secondary schools in a one mile radius alone, all rated 'Good' or better by Ofsted. The 'Outstanding' South Grove Primary is just a two minute walk.

A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over 10 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname awsomestow".

NICHOLAS PAPI
LETTINGS BRANCH MANAGER E17

FOLLOW US ➥ @STOWBROTHERS
STOWBROTHERS.COM

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM

**Kitchen / Reception Room**
14'9" x 21'9"

**Balcony**
16'0" x 4'9"

**Bedroom**
11'2" x 11'8"

**Bedroom**
8'11" x 15'9"

**Ensuite**
7'10" x 5'5"

**Shower Room**
7'10" x 5'5"

REQUEST A VIEWING
0203 397 9797

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM