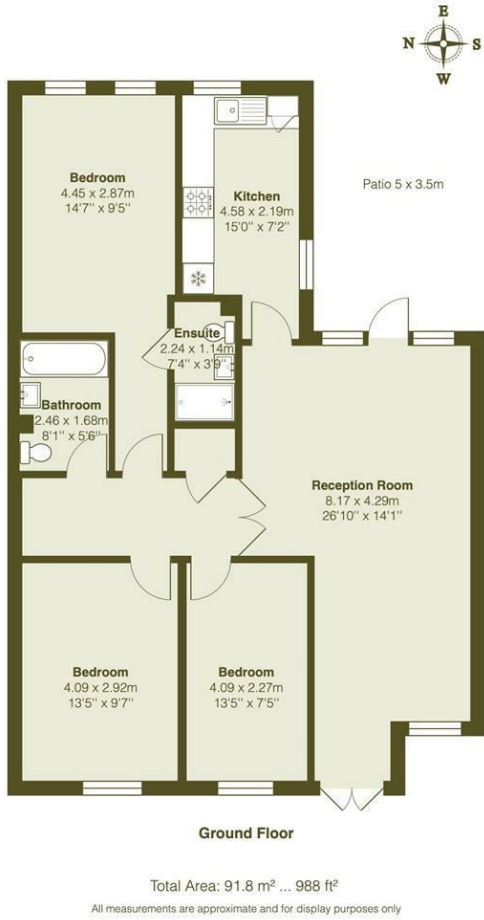




Reception Room
26'9" x 14'0"

Kitchen
15'0" x 7'2"

Bedroom
14'7" x 9'4"

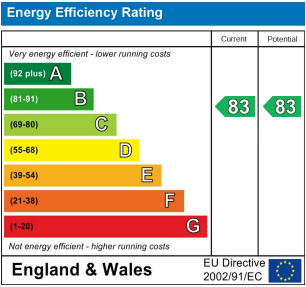
Ensuite
7'4" x 3'8"

Bathroom
8'0" x 5'6"

Bedroom
13'5" x 9'6"

Bedroom
13'5" x 7'5"

Patio
16'4" x 11'5"



STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
3 Bed Apartment - Purpose Built



Features:

- Three Bedroom
- Large Semi-Open Plan Kitchen and Reception
- Chain Free
- Two Modern Bathrooms, (One En-suite)
- Direct Access to Private Patio Garden
- Further Communal Gardens
- Ideal First Time Buy
- Moments From Walthamstow Central
- Close to Village
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold

A spacious three bedroom ground floor apartment in a brilliantly connected Walthamstow setting, moments from Walthamstow Central and within easy reach of the Village. Chain free, with generous living space, two bathrooms, a private patio garden and further communal gardens, it offers plenty of room to settle into.

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E17 & E10
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IF YOU LIVED HERE...

The reception room is the heart of the home, with warm wooden flooring and generous proportions giving you plenty of room for both lounging and dining. Double doors open directly onto the private patio garden, while the separate kitchen is accessed from the reception and comes fitted with integrated appliances, keeping everything practical and neatly contained. Beyond your own outdoor space, there are further communal gardens for residents to enjoy.

Three bedrooms are arranged around the living space. Two sit side by side towards the front of the apartment, while the largest bedroom is positioned beyond the hallway and benefits from its own modern en-suite shower room. There's also a second contemporary bathroom off the hall with a bath, making the layout especially useful for sharers, guests or anyone working from home.

The apartment is offered chain free, with a share of the freehold

to be transferred once the final flat within the block has sold. Walthamstow Central is close at hand for Victoria line and Overground services, while the Village, Hoe Street and surrounding streets put a long list of independent favourites within easy reach.

WHAT ELSE?

- Walthamstow Village is close by, with Orford Road favourites including The Queen's Arms and The Nag's Head, plus plenty of independent cafés, restaurants and shops to work your way through.

- Hoe Street gives you Soho Theatre Walthamstow, alongside The Collab, Tonkotsu and Yard Sale Pizza, so dinner, drinks and an evening out can all stay wonderfully local.

- For something a little different, God's Own Junkyard, Pillars Brewery and Mother's Ruin make the Ravenswood Industrial Estate one of Walthamstow's most distinctive pockets for art, beer and weekend afternoons.



A 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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