

Total Area: 65.4 m² ... 704 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Storage

Bedroom
10'7" x 10'7"

Bedroom
10'7" x 10'4"

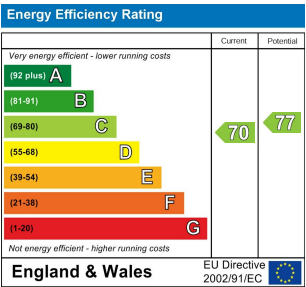
Kitchen
8'2" x 7'10"

Bathroom
8'2" x 7'6"

Storage/Utility

Reception
11'5" x 11'2"

Shared Garden
approx 30'4" x 18'4"



WINNS AVENUE, WALTHAMSTOW

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



Features:

- Two bedrooms
- Ground floor
- Ex Warner apartment
- Shared Garden
- Well presented
- Lloyd Park location
- Circa 704 square Feet

Set on one of Walthamstow's most recognisable residential streets, this beautifully presented two bedroom ground floor ex Warner apartment pairs timeless character with thoughtful modern updates. With around 704 square feet of living space, an allocated section of the shared garden and Lloyd Park just moments away, it's a home that feels calm, connected and ready to enjoy.

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IF YOU LIVED HERE..

Step through your own front door into a welcoming hallway that links each room in an easy, practical layout. At the front of the apartment, the second bedroom is currently arranged as a stylish dining room and home office, demonstrating the flexibility of the space and making an ideal spot for working from home or hosting friends.

Further along the hallway, the reception room enjoys a peaceful position overlooking the garden. Rich blue walls, warm timber flooring and a large window create a cosy yet contemporary feel, drawing in plenty of natural light. The principal bedroom also looks out towards the garden, offering a calm retreat finished in soft, neutral tones. To the rear, the kitchen features smart navy cabinetry, sleek worktops and direct access outside, while the bathroom has been tastefully updated with a fresh, contemporary finish. Stepping outside, you'll find an allocated section of the shared garden, with generous patio space and established planting offering a peaceful spot for al fresco dining, morning coffee or

simply relaxing in the sunshine.

WHAT ELSE?

Lloyd Park is only a short stroll away, offering landscaped gardens, tennis courts, outdoor gym facilities, the William Morris Gallery and the ever popular Saturday farmers' market. Walthamstow Central Station is within easy reach for Victoria line and Overground services into the City, while plenty of local bus routes connect you across East London. You're perfectly placed for some of the neighbourhood's favourite independent spots, including Bell Corner Café, The Dog & Duck, The Collab, God's Own Junkyard and the growing collection of cafés, restaurants and shops around Hoe Street.



A WORD FROM THE OWNER..

"We've loved living in our flat for the last five years. The brilliant all-year-round Lloyd Park is just down the road and the best outdoor spaces in East London are a few minutes away at the wetlands, marshes and along the canals. Walthamstow is always welcoming and has a bit of everything - whether it's a great pilates studio at East of Eden, tasty restaurants like SlowBurn, or a drink at the breweries. It's also really handy for getting to work and seeing friends basically anywhere else in London. We've made our flat a welcoming and homely place to be all year round, particularly the kitchen, which we'll be really sad to leave behind! Having such a nice garden is a real bonus for hosting friends and family, and it's designed to grow pretty much anything you'd like. We hope you're as happy as we've been here."

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