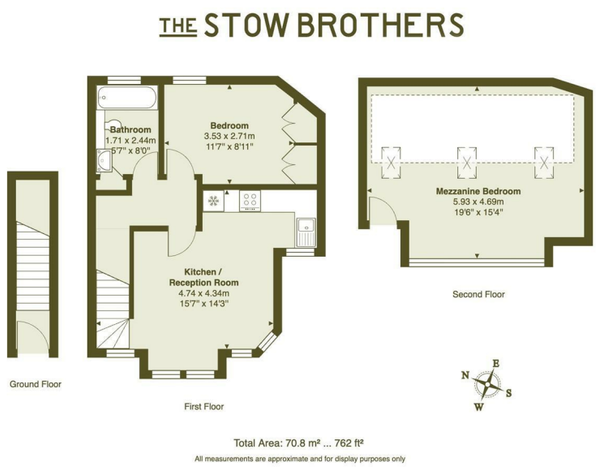
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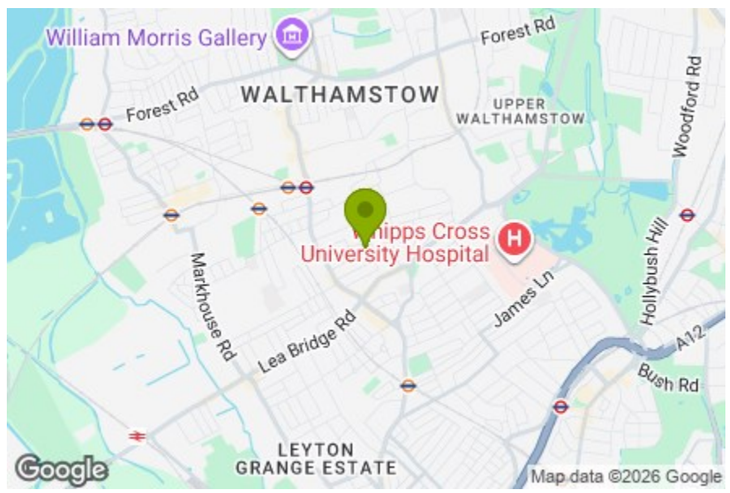


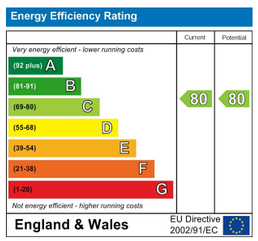

Kitchen / Reception Room
15'6" x 14'2"

Bedroom
11'6" x 8'10"

Bathroom
5'7" x 8'0"

Bedroom
19'5" x 15'4"





**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

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propertymanagement@stowbrothers.com
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# PEMBROKE ROAD, WALTHAMSTOW

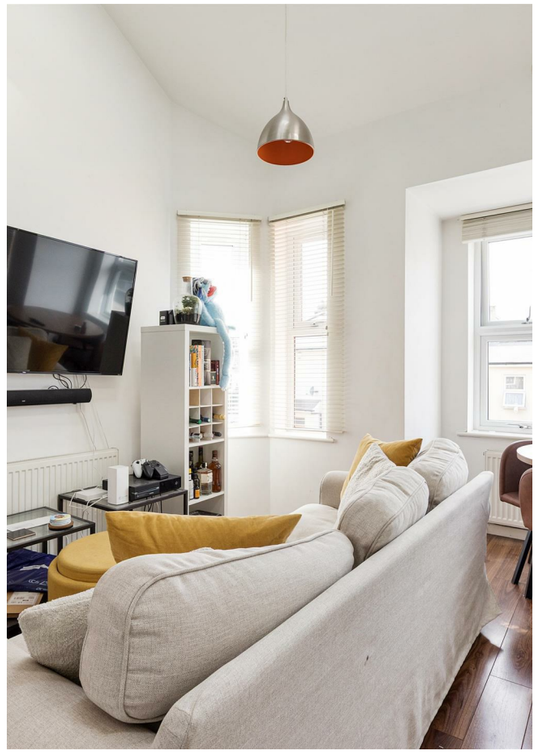
## Offers In Excess Of £425,000 Share of Freehold
## 2 Bed Flat

### Features:

- Split Level Apartment
- Main Bedroom with Fitted Wardrobes
- Further Bright Mezzanine Bedroom
- Walthamstow Village Location
- Open Plan Kitchen/Reception with Vaulted Ceilings
- Well Presented
- Chain Free
- Close to Walthamstow Central Station

A bright and thoughtfully arranged duplex apartment in the heart of Walthamstow Village, with Walthamstow Central close by and the independent cafés, pubs and restaurants around Orford Road all within easy reach. Split across the first and second floors and offered chain free, it combines generous living space with a clean, contemporary finish.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

From your own entrance, stairs lead up to the first floor and into the open-plan kitchen and reception room. Large windows bring in plenty of natural light, while warm wood-effect flooring runs throughout the space. There's room to create distinct living and dining areas, and the white kitchen sits neatly to the rear, with timber worktops, tiled splash-backs and integrated cooking appliances. Beyond, there is a bedroom with a wall of fitted wardrobes, while the bathroom is finished in grey tiling with a bath and shower above, vanity unit and heated towel rail.

A staircase from the living space leads to the second floor, where a mezzanine bedroom stretches across the entire level. Sloping ceilings and rooflights bring in natural light and give the room plenty of character, while an internal window overlooks the kitchen and reception below, creating a lovely connection between the two levels.

There's ample room for a bed alongside a desk, wardrobes and additional furniture, making this a particularly flexible space. Throughout, the neutral palette and simple finishes keep things feeling light and cohesive, with the split-level arrangement giving each bedroom its own sense of separation.

WHAT ELSE?

- Pembroke Road is at the heart of Walthamstow Village, with local favourites including The Queen's Arms and The Nag's Head, alongside independent cafés, restaurants and shops.
- Hoe Street brings plenty more to the neighbourhood, including Soho Theatre Walthamstow, while the Ravenswood Industrial Estate is home to God's Own Junkyard, Pillars Brewery and Mother's Ruin.
- Walthamstow Central is close by for Victoria line and Weaver line services, making journeys towards central London and Liverpool Street straightforward.



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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