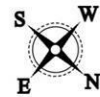


Reception Room
14'0" x 9'5"

Kitchen
4'8" x 8'2"

Bedroom
9'1" x 8'1"

Bathroom
7'10" x 4'9"



First Floor

Total Area: 30.1 m² ... 324 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	



GREEN POND CLOSE, WALTHAMSTOW Offers In Excess Of £250,000 Leasehold Flat



Features:

- One Bedroom
- Purpose Built
- Beautifully Presented
- Communal Gardens
- Residents Parking
- Short Walk to Blackhorse Road Station

If modern living is your thing, this stylish one-bedroom apartment in Walthamstow's Blackhorse Road area could be just what you're after. Immaculately presented and set on the first floor within a popular modern development, it offers 324 sq ft of thoughtfully designed space, complete with secure entry and well-kept communal gardens. Perfectly placed for both work and play, it's just a 15-minute walk to Blackhorse Road station on the Victoria line and with residents' parking spots, you'll never be fighting for somewhere to leave your car. Walthamstow Wetlands, one of London's best-loved urban nature reserves and Lloyd Park are easily accessible when you need a green reset too.

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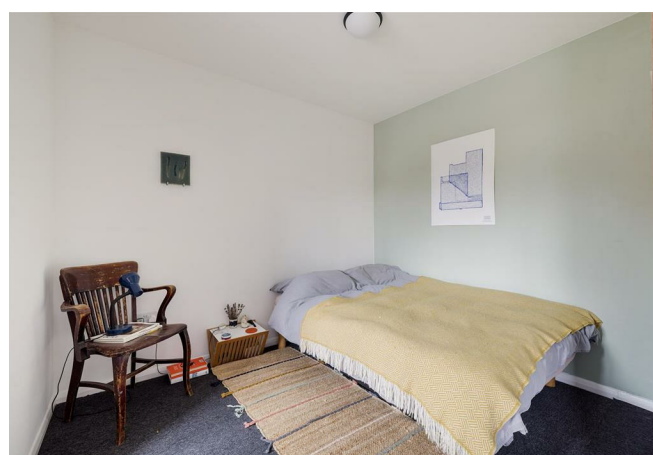
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IF YOU LIVED HERE...

Approached through neatly kept communal gardens framed by hedges and blossom trees, this low-rise block feels peaceful and is clearly well looked after. Secure entry ensures privacy and a reassuring sense of homecoming.

Step inside to a hallway where soft, plush carpet greets you the moment you open the door and is carried throughout the apartment for a cosy, seamless feel underfoot. There's a handy storage cupboard as you cross the threshold.

To your left, a well-placed bathroom combines bath and shower and on-trend modern finishes; think terrazzo floor tiles and splashback with green slatted wooden bath panelling, finished with fresh white walls and square tiling for a clean, polished look. There's even enough room to house the washing machine.

The dining/reception room opens up: a bright and welcoming space with a large south facing window that captures natural light from the very start of the day. There's plenty of room for both lounging and dining, making it as practical as it is inviting.

Through an archway, the separate kitchen offers its own character - modern with dark wood-fronted cabinetry, white counters and terracotta tiles pulling it all together. It's a space designed to be functional without losing its style.

The double bedroom continues the theme of comfort, with fitted carpets that feel especially welcome on early mornings and a generous built-in wardrobe.

Outside, there is a well looked after shared courtyard gardens.

WHAT ELSE

The local buzz of the renowned 'Beer Mile' offers plenty of dog-friendly microbreweries and pop-up food venues to choose from Big Penny Social, an enormous pub and community space hosting live events, is just a short walk away.

Nature lovers and cyclists will appreciate the vast open spaces of Walthamstow Wetlands - Europe's largest urban nature reserve, covering 500 acres is only 20 minutes on foot or just 7 minutes by bike and is the perfect place to escape the city. If you like your green spaces a bit more organised, take a stroll to beloved Lloyd Park in the other direction for its outdoor gym, skate park, tennis and basketball courts, and kids' play area and sample its weekend food stalls. Art lovers will appreciate the William Morris gallery there, too.

After a big refurbishment, Soho Theatre Walthamstow is a big draw for any fan of cutting-edge performance and comedy



A WORD FROM THE OWNER...

"I have loved living in this flat. Being south facing, it gets incredible light throughout the year. It feels very spacious and cosy. I have enjoyed the proximity to the underground and overground which makes travel to central or other parts of London and airports a breeze. The flat is a short walking distance to Lloyd park and Walthamstow wetlands which offer a great escape into nature.

I have loved going for walks on the canal or a bit further afield to Epping forest. There are lots of great cycling routes as well. You get spoilt with food and drinks choices, sourdough bread and good coffee. It is an incredibly creative and welcoming community. Blackhorse Workshop has been a favourite to explore new hobbies or catch up with friends."

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