



Ground Floor

Total Area: 38.9 m² ... 419 ft²

All measurements are approximate and for display purposes only.

Entrance Hallway
 Kitchen / Reception Room
 16'4" x 14'0"
 Bedroom
 12'6" x 10'5"
 Shower Room
 6'2" x 5'9"



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GREEN POND CLOSE, WALTHAMSTOW

£1,450 Per Calendar Month
 1 Bed Apartment - Purpose Built



Features:

- Available Now
- Quiet Residential Area
- Ground Floor Flat
- One Bedroom
- Communal Car Park
- Modern Fitted Kitchen
- Open Plan Living Room
- Contemporary Shower Room

This modern purpose-built one bedroom apartment is on the ground floor of a popular low-rise development that has both communal gardens and residents' parking. Close to all the amenities of Blackhorse Road as well as central Walthamstow, and with easy travel into central London, it's a single or professional couple.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVED HERE

It would be easy to relax, with none of the maintenance worries of an older property and all the benefits of living in a modern purpose-built apartment. From energy-saving double glazing and simple, contemporary decor, to sensibly sized rooms with a practical layout, everything has been carefully considered to make this a comfortable and easy place to live.

The compact layout, with a small central hallway and open plan living room and kitchen makes the most of the space. The whole apartment is light and bright, with windows on three sides and in all rooms, including two in the bedroom and an opening window in the bathroom, a bonus in an apartment of this size.

The apartment is in great condition throughout, with a subtly coloured décor and interesting decorative features such as the black metro tiling in the kitchen and the arch between the living

room and kitchen. The spacious, sunny, living room has plenty of space for sofas and a dining table, and the kitchen is sleek and modern with integrated appliances. The bathroom has a shower cubicle, white porcelain suite and large format tiles throughout.

WHAT ELSE?

- Blackhorse Road tube station is just a 15 minute walk away, and has 13 minute train journeys to King's Cross via the Victoria Line.
- There's lots of green space just within a 15 minute walk, with Lloyd Park to the east and Walthamstow Wetlands to the west.
- There's lots to do locally both during the day (parks, shops, markets) and the night (the famous 'Beer Mile' along Blackhorse Lane).



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, Gokyu 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 'awesomestow'."

JON VASSALLO
E17 ASSISTANT LETTINGS MANAGER

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