

Total Area: 57.7 m<sup>2</sup> ... 621 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

- Reception Room  
14'4" x 11'7"
- Kitchen  
11'5" x 6'1"
- Bedroom  
14'4" x 13'1"
- Bedroom  
11'3" x 10'0"
- Bathroom  
6'7" x 4'11"
- Garden  
14'9" x 16'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## IVY ROAD, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 2 Bed Flat



### Features:

- Two Bedroom Flat
- Ground Floor
- Private Rear Garden
- Own Front Door
- Share Of Freehold
- Chain Free

A smart and substantial two bedroom maisonette well placed for Walthamstow Village. Set across 621 square feet, with a private garden and Orford Road just a short walk away, it offers a lovely sense of balance between everyday practicality and one of E17's most sought after pockets.

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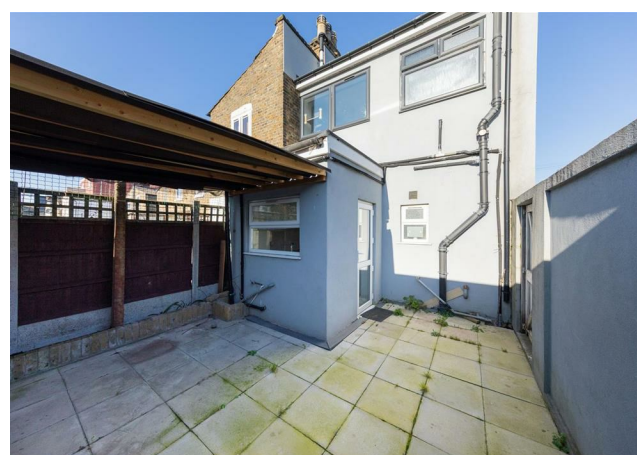
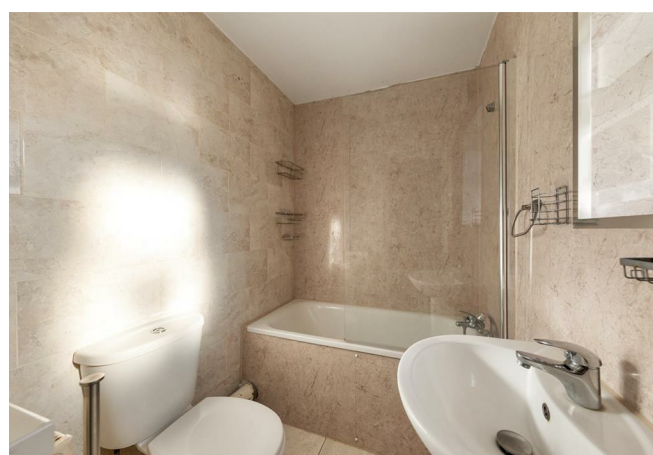
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**IF YOU LIVED HERE.....**

You'd step straight into the reception room, a generous central living space with grey wood effect flooring underfoot and plenty of room to settle into both lounging and dining. The kitchen sits just beyond, arranged in a neat galley layout with pale cabinetry, dark worktops and tiled flooring, while the bathroom is smartly finished in soft stone toned tiling and includes a bath with an overhead shower.

A small inner hall leads through to the two bedrooms, both well proportioned doubles. The larger room sits to the front and is brightened by a broad bay window, while the second has a similarly calm, simple finish, with grey carpet and neutral walls continuing the easy, unfussy feel seen throughout the home.

Outside, the private garden is paved for low maintenance use, giving you a handy spot for morning coffee, a few pots or warm weather seating. With Walthamstow Village close by and Lloyd Park within easy reach, you're well placed for both lively local

favourites and open green space.

**WHAT ELSE?**

- Walthamstow Central station is around thirteen minutes on foot, with the Victoria line getting you to King's Cross in just fifteen minutes. As this is the start of the line, you'll usually be able to get a seat.

- Orford Road is a short stroll away, with its much loved mix of independent shops, cafés, restaurants and everyday local favourites at the heart of Walthamstow Village.

- Lloyd Park is within easy reach for open green space, tennis courts, the Saturday market and the William Morris Gallery.



**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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