

Total Area: 62.9 m² ... 677 ft²

All measurements are approximate and for display purposes only

Reception Room
11'2" x 11'1"

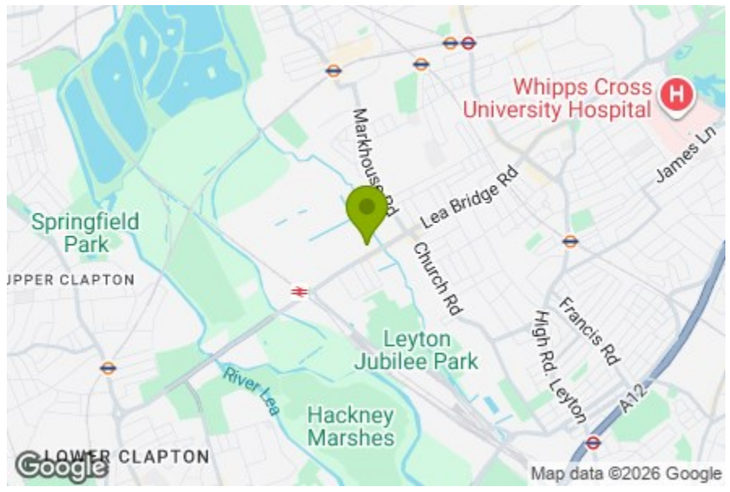
Kitchen
7'9" x 7'9"

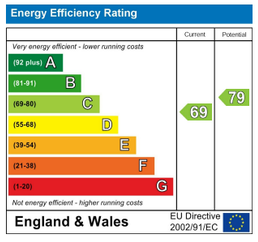
Bedroom
10'8" x 10'7"

Bedroom
10'9" x 10'5"

Bathroom
7'10" x 7'9"

Garden
49'2"





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THE STOW BROTHERS

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HITCHAM ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold

2 Bed Flat

Features:

- Ground Floor Flat
- Two Bedrooms
- Ex Warner Maisonette
- Well Presented
- Close Proximity to Walthamstow Marshes
- Short Walk to Lea Bridge Station

Situated on a peaceful residential street close to Walthamstow Marshes, this well-presented two bedroom ground floor ex Warner maisonette offers the character and generous proportions these homes are so well known for. With its own entrance, a private rear garden and easy access to both open green spaces and excellent transport links, it's a home that balances everyday practicality with a fantastic East London lifestyle.

REQUEST A VIEWING
0203 397 9797



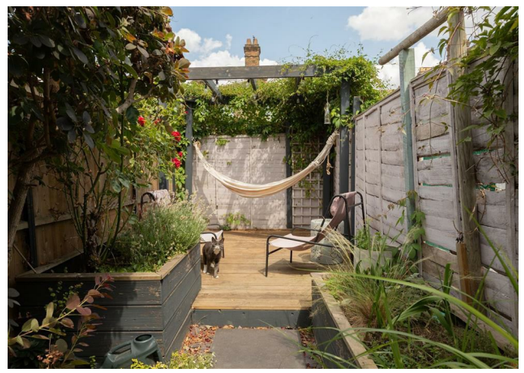












IF YOU LIVED HERE...

Step through your own front door into a long central hallway that guides you through the home. At the front are two beautifully proportioned double bedrooms, each enjoying large windows and plenty of natural light. Their calm, neutral décor and original features create restful spaces that are equally suited to sleeping, working from home or welcoming guests.

Further along the hallway you'll find the separate kitchen, thoughtfully laid out with shaker-style cabinetry, timber worktops and direct access outside. Next door, the spacious family bathroom is bright and well finished, with a full-sized bath beneath the window and fresh, timeless styling. At the front of the home, the reception room is an inviting place to unwind, complete with bespoke shelving, striking deep blue cabinetry surrounding the chimney breast. A reception room which sits towards the rear of the property has French doors which open straight onto the private garden. Framed by mature planting and extending approximately 15 metres, it's a lovely setting for everything from morning coffee to long summer evenings with friends.

WHAT ELSE?

- Just a short walk from Walthamstow Marshes, where riverside walks, cycling routes and wide open green spaces stretch towards the Lee Valley.

- St James Street and nearby Blackhorse Road offer excellent transport links, while local favourites including Crate St James, Mother's Ruin, The Curator's Coffee Studio and True Craft are all within easy reach.

- Lloyd Park, the William Morris Gallery and the independent shops, cafés and restaurants of Walthamstow Village are all close by, giving you plenty to explore at weekends.



WORD FROM THE OWNER...

"This has been the perfect first home, with so many lovely memories, from adopting our two cats to getting engaged in the garden. We love nipping out to grab an iced latte from Kophi, walking along the canal, and getting a pint at the nearby Princess of Wales (which also has an excellent roast). "

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