

Reception  
17'4" x 10'7"

Bedroom  
10'11" x 10'4"

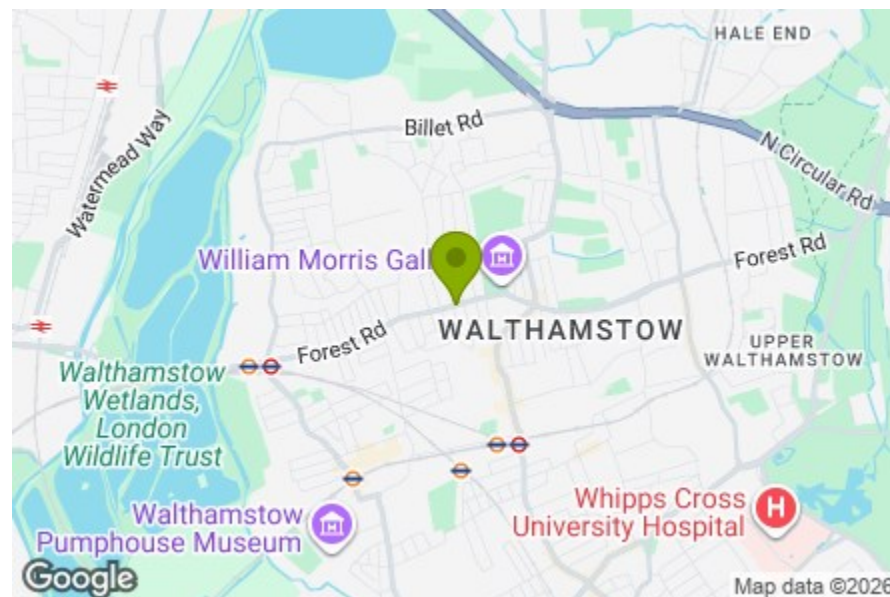
Kitchen  
8'5" x 8'0"

Bathroom (10'9" into the recess)  
5'1" x 10'9"

Bedroom  
11'8" x 11'3"

Garden  
34'5" x 9'4"

Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	



## FOREST ROAD, WALTHAMSTOW

### Offers In Excess Of £500,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- First Floor
- Loft included in the Demise
- Short Walk to Lloyd Park
- Section of Rear garden
- End of Terrace

Set within an attractive end of terrace, this first-floor apartment offers a bright and versatile two-bedroom layout with its own section of rear garden. Perfectly placed for a short walk to Lloyd Park, it combines green space on the doorstep with a comfortable home environment. Generous proportions throughout create a sense of light and ease, while the outdoor area provides space for relaxation and entertaining. Blending character, space and a highly desirable location, this property suits a variety of lifestyles.

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IF YOU LIVED HERE...

Forming part of a handsome period terrace, this home presents a frontage of red brickwork, arched detailing and tall double glazed windows. It comes with its own front door, placed neatly behind wrought-iron railings, creating a welcoming first impression.

Ascending upstairs, a bright landing connects each of the rooms. A storage cupboard is neatly positioned off the hallway, adding a practical addition to the layout. The reception room is bathed in natural light from four windows to the front and side. Generous proportions provide space for both seating and dining, with a gentle palette that enhances the calm atmosphere for entertaining or unwinding. The adjacent bedroom also benefits from a dual aspect, with two windows bringing in daylight and adding a wider sense of openness.

The kitchen centres around a window that draws the outside in, with a Smeg cooker, hob and microwave, integrated dishwasher, pale cabinetry and warm surfaces combining to create an appealing setting. Nearby, the bathroom feels fresh and uplifting, where neutral tiles meet a striking wall of deep blue mosaic, enhanced by abundant light. There's also a handy airing cupboard that has been converted into a laundry room. At the rear, a further bedroom is both airy and restful, its two windows and wooden flooring lending warmth and charm.

Outside, your section of the garden blends a neat lawn with a raised deck surrounded by planting, where splashes of greenery and seasonal colour create a vibrant yet

calming backdrop. It's a peaceful spot, perfect for quiet moments in the open air or evenings shared with friends.

This part of Walthamstow is alive with culture, green spaces, and an ever-growing choice of places to explore. Just a few minutes from your door, Lloyd Park is a true highlight, with landscaped gardens and leafy walks, plus the celebrated William Morris Gallery offering both history and inspiration. The park also hosts a lively weekend market and has a popular café, making it a hub for the community. For freshly baked treats, The Italian Bakery is close at hand, while Walthamstow Village rewards the wanderer with its characterful pubs such as The Castle, cosy cafés like Bern's & the Beans, and a scattering of independent boutiques. A little further afield, Walthamstow Wetlands provides an expansive natural haven, perfect for long walks beside the water. For evenings out, Soho Theatre delivers a vibrant mix of comedy, drama, and performance within easy reach.

WHAT ELSE?

Walthamstow Central Station is around fifteen minutes away, providing fast connections on both the Victoria line and Overground, making travel into central London simple and direct. Blackhorse Road Station is also within easy reach, offering another Victoria line option alongside Overground services towards Gospel Oak and beyond.



A WORD FROM THE OWNER...

"We've really enjoyed our time in this flat and it has been a wonderful home for us. I moved here in 1999 – last century! Being first floor end of terrace means more light coming into the flat and gives it an extra sense of privacy, and we love that both the kitchen and back bedroom aren't overlooked, which makes the space feel bright and open. The garden has also been great for us; we love a little BBQ – every weekend if possible! One of the highlights has been having such lovely neighbours – it's made living here feel warm and welcoming. The location has also been ideal, with Lloyd Park a short stroll away, and of course everything Walthamstow has to offer close to hand too. Altogether, it's been a happy and comfortable place to live, and we hope the next owners will feel the same."

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