



Kitchen/Reception Room
11'7" x 21'10"

Bedroom
10'5" x 17'0"

Bathroom
6'11" x 6'10"

Balcony
11'2" x 6'2"

Utliity Room



Second Floor

Total Area: 51.9 m² ... 558 ft² (excluding balcony)
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		85	85
(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	



CLARKSON CRESCENT, WALTHAMSTOW

Guide Price £365,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Flat in a Modern Block
- Desirable and Secure Development
- Wood Street Location
- Moments From The Station
- Open Plan Kitchen and Reception
- Stylish Bathroom
- Private Balcony

A smart one-bedroom flat set within a desirable and secure modern development in the heart of Wood Street, with the station just moments away and a lovely mix of local cafés, shops and green spaces close by.

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IF YOU LIVED HERE...

You'd be on the second floor, with a well-planned layout that makes excellent use of its 558 square feet. The open plan kitchen and reception room runs over 21 feet, creating a generous central living space with room to cook, dine and unwind. The kitchen sits neatly to one side, with white cabinetry, integrated appliances and good worktop space, while the reception area opens directly onto the private balcony.

The interiors feel calm and contemporary, with wood-effect flooring, soft white walls and a clean, unfussy finish throughout. The balcony is a lovely extension of the living space, giving you somewhere to enjoy a coffee in the morning, a drink in the evening, or simply a bit of fresh air when the weather allows.

The bedroom is a generous double, with natural light and plenty of room for furniture. The bathroom is stylishly finished with grey tiling, a bath with shower over, chrome heated towel rail and mirrored storage. There's also a separate utility room, which is a

brilliant addition in a one-bedroom home, keeping laundry and storage neatly tucked away from the main living space.

WHAT ELSE?

- Wood Street station is moments away, making journeys into Walthamstow Central and beyond nice and straightforward.

- Wood Street itself has a great local feel, with independent cafés, shops and everyday essentials close at hand.

- Lloyd Park and the William Morris Gallery are within easy reach, giving you green space, weekend walks and a welcome dose of local culture.



A WORD FROM THE OWNER...

"It's a brand new build (5 years) with lots of light, and many years on the lease. There's also a great community in the flats and they share a WhatsApp group to sell, swap items, for pet sitting and they all collaborate nicely. :)"

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