



CHURCH LANE, WALTHAMSTOW

£1,795 Per Month
 1 Bed House



Energy Efficiency Rating		Current	Potential
Very 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		66	77
EU Directive 2002/91/EC			

Features:

- 1 Bedroom
- Ground Floor Flat
- Close To Local Amenities
- Walking Distance To Walthamstow Central
- Available Early July
- EPC Rating C
- Beautifully Presented
- Private Rear Garden
- Council Tax Band B
- Close To Walthamstow Village

A unique one-bedroom apartment, situated in the heart of the Walthamstow Village conservation area, set on a peaceful street that's still just a short walk from Walthamstow Central and all the brilliant amenities around it.

Highlights on the inside include the separate reception and kitchen and smart finish, while on the outside you have a secluded rear garden, not to mention that classic front yard and facade.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

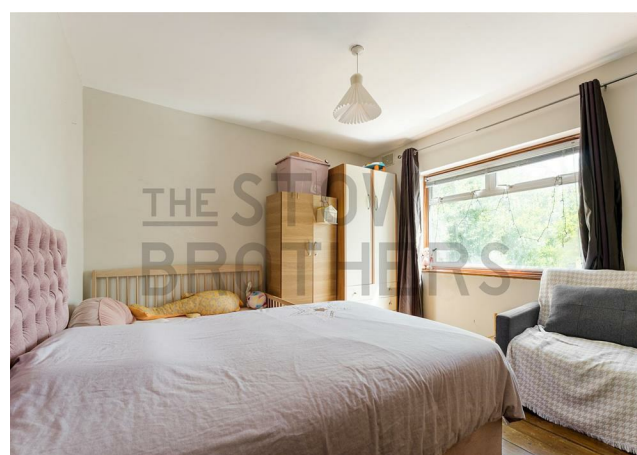
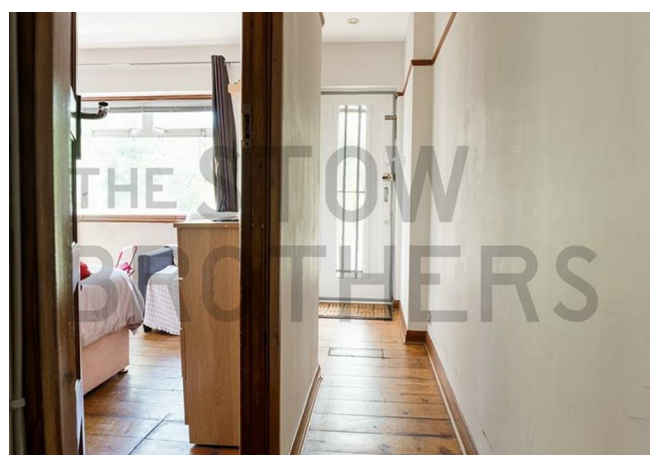
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

STOWBROTHERS.COM
 @STOWBROTHERS



IF YOU LIVED HERE...

It'll be a long time before the novelty of your charming street wears off, and the apartment is just as pleasing inside...

Beyond your hallway, your reception room is smart and a spacious with spotless decor and warm timber flooring. You'll enjoy having the convenience of a separate kitchen, especially one with plenty of storage.

The bathroom is conveniently located at the rear, with an over-tub shower and sparkling fittings. The bedroom is a double with smart pristine decor and timber flooring.

Finally, your secluded garden will be a real highlight, with plenty of mature foliage around to give privacy.

As for outside, Church Lane sits in the heart of the conservation

area, connecting Walthamstow Village with Walthamstow Central, as such you're perfectly positioned between the peace, quiet and award-winning bars and restaurants of Walthamstow Village and the bustling facilities of Walthamstow Central, with its convenient access to the Victoria line and Weaver Overground.

A few metres away on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and gorgeously curated Bora & Sons. Lunch on the go? You'll be pleased to have poke bowl specialist Peeld, Orford Fish and Chips and the Village Bakery so nearby. Treat dinner? Look no further than Ruff's Bistro.



WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space, including Lloyd Park, which houses the William Morris Gallery, Fellowship Square, with its impressive fountains, and Hollow Ponds, at the cusp of Epping Forest.
- You're just moments from the Vestry Museum, a hidden gem in the borough that is currently undergoing exciting development.
- If you leave your front door and head west, you'll come across the buzzing Walthamstow Central - packed with everything you could possibly need. However, head south, around the corner (past 'Ancient House') and you'll reach the much-loved Nags Head, as well as the access point to the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillars, Malt Haus and Mother's Ruin.

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM