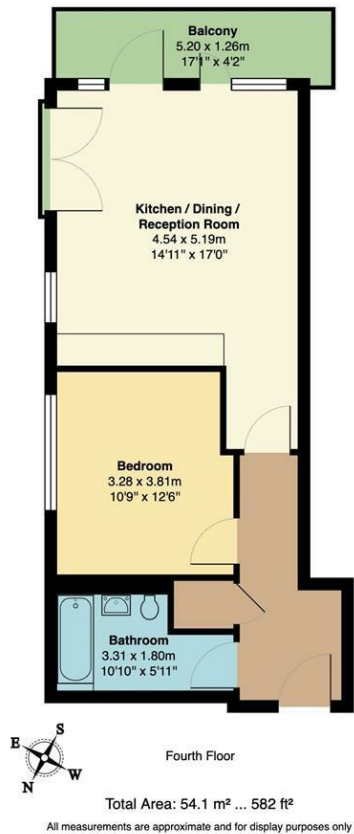


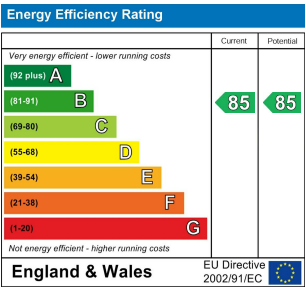


Kitchen/Dining/Reception Room
14'10" x 17'0"

Bedroom
10'9" x 12'5"

Bathroom
10'10" x 5'10"

Balcony
17'0" x 4'1"



PICTURE HOUSE MEWS, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
1 Bed Flat



Features:

- 1 Bedroom Flat
- Circa 582 Square Feet
- Dual Aspect Reception Area
- Balcony
- Lots of Natural Light
- Fourth Floor
- Close to Wood Street Station

A beautifully presented one bedroom apartment on the fourth floor of a modern development, with a generous balcony and an abundance of natural light. Just a short walk from Wood Street station and within easy reach of Walthamstow Village, it's a superbly positioned home offering contemporary living in one of E17's most sought-after neighbourhoods.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Stepping inside, the hallway leads past the contemporary bathroom, with a bath and modern fittings, before reaching the spacious double bedroom with plenty of natural light.

The hallway opens into the impressive open plan kitchen, dining and reception room, stretching across the rear of the apartment. Dual aspect glazing fills the space with daylight throughout the day, while the sleek kitchen sits neatly along one side, allowing the living and dining areas to remain open and sociable. Doors lead directly onto the large balcony, creating an easy connection between inside and out and offering a lovely spot for morning coffee or an evening drink overlooking the surrounding rooftops.

At around 582 square feet, the apartment feels bright, well balanced and easy to settle into and combines modern design with a practical layout, making it an excellent first home or an equally appealing option for anyone looking for a low-maintenance property in a well-connected part of Walthamstow.

WHAT ELSE?...

Wood Street station is just a short stroll away, with Overground services to Liverpool Street, while Walthamstow Central is also within easy reach for Victoria line and Overground connections.

Walthamstow Village is nearby, home to local favourites including Eat 17, Pavilion Bakery, The Castle and Chocolate Bakery, alongside its network of independent shops and historic streets.

For green space and weekend exploring, Hollow Ponds, Epping Forest and Lloyd Park are all close by, while God's Own Junkyard and Soho Theatre Walthamstow add even more to enjoy locally.



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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