

Bedroom
11'7" x 14'1"

Bedroom
9'10" x 10'9"

Kitchen/Lounge/Diner
11'10" x 21'3"

Bathroom

Cellar
4'1" x 20'6"

Total Area (Excluding Cellar): 48.8 m² ... 525 ft²

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		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROVE ROAD, WALTHAMSTOW

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



Features:

- Two Bedroom Apartment
- Ground Floor
- Well Presented
- Spacious Open Plan Living/Kitchen Area
- Private South Facing Garden
- Close Proximity to Walthamstow Central and the Village

Set on a quiet residential street in a well connected part of Walthamstow, this well presented two bedroom ground floor apartment offers a calm, carefully kept home with Walthamstow Central, the High Street and the Village all within easy reach.

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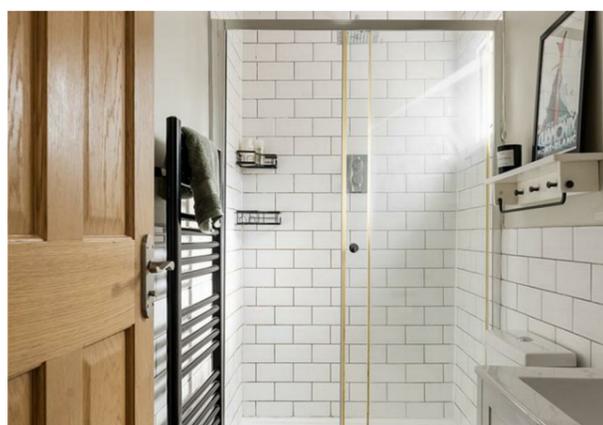
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IF YOU LIVED HERE...

Step inside and a central hallway gives the home an easy, straightforward flow. At the front, the principal bedroom is a generous double with a broad bay window, ornate coving and an exposed brick fireplace recess that brings a little character and texture to the room. The second bedroom is softer in feel and a good sized double, with a peaceful outlook and the flexibility to work just as well as a guest room, nursery or study.

To the rear, the kitchen/lounge/diner stretches to more than twenty one feet, giving you plenty of room to cook, eat and unwind without the space feeling crowded. Grey shaker style cabinetry, white tiled splashbacks and warm timber toned flooring keep the finish clean and understated, while the angled bay and glazed rear door bring in lovely natural light. Just off this room, the bathroom is smartly finished with white tiling, a walk in shower and black and white floor tiles.

Outside, your private south facing garden is neatly arranged with a

patio for sitting out and a lawn bordered by established planting. It adds that bit of outdoor room that makes day to day living feel more settled, especially in a home so well placed for the pace and convenience of central Walthamstow.

WHAT ELSE?

- Walthamstow Central puts the Victoria line and London Overground Weaver line close by, and you're also handily placed for 17&Central and the long stretch of Walthamstow High Street market.
- Orford Road is within easy reach for a weekend browse or an easy supper, with Eat 17 on the street and a good mix of independent spots around the Village.
- Lloyd Park and the William Morris Gallery are nearby when you want open green space, a café stop or an afternoon exhibition close to home.
- Hollow Ponds and the wider Epping Forest are close at hand, so you can wander out for waterside walks, a picnic or even boating in the warmer months, with miles of green space nearby when you want a change of pace.



A WORD FROM THE OWNER...

"We've absolutely loved living here for the past 6 years. The location really is amazing. We're spoilt for choice with coffee shops (our favourite: Hucks), restaurants (our favourite: Ruffs Bistro) and pubs (our favourite: Queen's Arms) around the Village, can be into the City in 15-20 minutes with nearby Walthamstow Central, and have easy access to the beautiful green space of Hollow Ponds just a short walk away. The flat itself is full of character; we've really loved the open plan living space and enjoyed many summer BBQ's in the garden that gets the sun all day. We'll really miss this place and hope whoever moves in next will be very happy here!"

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