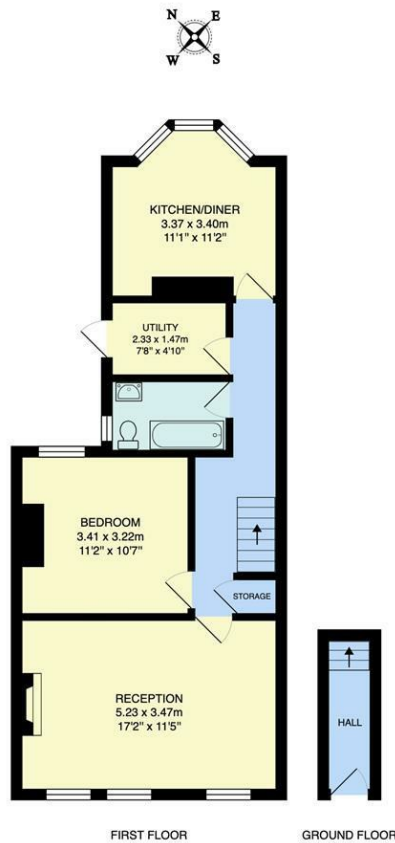




Reception
17'1" x 11'4"

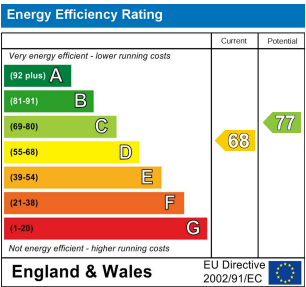
Bedroom
11'2" x 10'6"

Bathroom

Utility
7'7" x 4'9"

Kitchen/Diner
11'0" x 11'1"

Total Area: 59.7 m² ... 643 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.



HAWARDEN ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold 1 Bed Flat



Features:

- Spacious One Bedroom Flat
- First Floor Ex Warner
- Well Presented Throughout
- Kitchen Diner
- Seperate Utility Room
- Approx 643 sq ft
- Close to Blackhorse Road Station
- Walking Distance to Walthamstow Wetlands

A spacious one bedroom first-floor ex-Warner flat on a quiet residential street close to Blackhorse Road, combining characterful interiors with a kitchen/diner, separate utility room and shared garden. Walthamstow Wetlands is within walking distance, while Blackhorse Road station and the neighbourhood's growing collection of independent places to eat and drink are close at hand.

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0208 520 3077

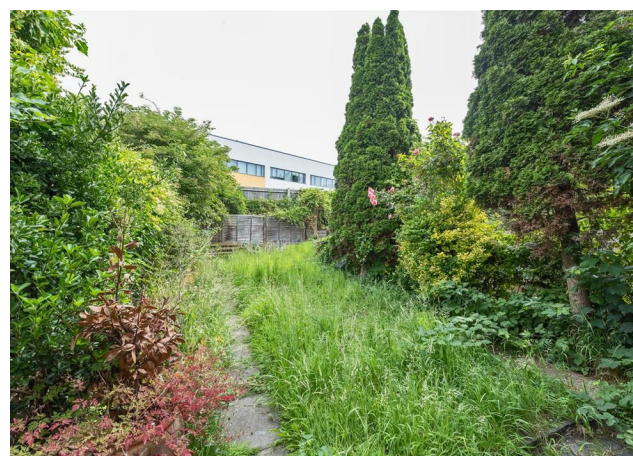
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IF YOU LIVED HERE...

Your own street-level entrance opens to a hall and staircase leading up to the first floor, where the accommodation unfolds from the landing. At the front, the reception is a particularly inviting room, with three windows drawing in plenty of natural light. Herringbone parquet flooring brings warmth underfoot, complemented by plantation shutters, cornicing and a period fireplace. There is plenty of room here for comfortable seating as well as a desk or reading corner.

The double bedroom sits immediately behind the reception, followed by the bathroom, which is finished with patterned flooring and tiled walls, plus a bath with shower above. Beyond this, the separate utility room provides useful additional space and access out to the shared garden. A storage cupboard is positioned off the landing close to the stairs, keeping everyday belongings neatly tucked away.

At the rear, the kitchen/diner makes a lovely final room. Two-tone

cabinetry runs around the kitchen, paired with pale worktops, metro-style tiling and patterned flooring, while the broad bay creates a naturally defined spot for a dining table. The result is a well-presented Warner home with a pleasing sense of space and plenty of the period character these much-loved Walthamstow flats are known for.

WHAT ELSE?

- Blackhorse Road station is a short walk away, putting both the Victoria line and London Underground within easy reach for journeys across the capital.
- The Blackhorse Beer Mile has become a real neighbourhood favourite, bringing together local breweries and drinks producers including Signature Brew, Exale Brewing and Big Penny Social around the Blackhorse Road area.
- Walthamstow Wetlands is within walking distance, offering an extraordinary stretch of open water, walking routes and wildlife practically on the doorstep, while nearby Stoneydown Park provides another handy patch of green space closer to home.



A WORD FROM THE OWNER...

"I loved living in this pretty flat. Having my own front door was one of those little luxuries you don't expect with a flat and the space works so well and has such a nice feel to it. There's plenty of extra storage in the utility room which was an unexpected bonus for a 1 bed flat, the garden is also a great size and real sun trap. As a keen runner, I spent many mornings making the most of the marshes, canals and wetlands which are all so easily accessible from the flat. The road itself is really quiet with a great community but only 5 minutes to the tube and 10 minutes to St James St so you really feel like everywhere is on your doorstep. The local area has loads going on - obviously the beer mile is brilliant day or night but I also loved Burnt Faith - the brandy distillery/cocktail bar, Slow Burn or Don Francisco for amazing meals and Weirough or Beaten by a Whisker for post run pastries. The great thing about Walthamstow is that there's so much to do and so many great places to discover."

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