



Total Area (Excluding Balcony): 80.0 m² ... 861 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.

- Storage
- Storage
- Bedroom
14'4" x 11'6"
- Ensuite
4'11" x 6'7"
- Kitchen/Lounge/Diner
16'9" x 22'1"
- Balcony
5'8" x 17'2"
- Bedroom
11'5" x 12'10"
- Bathroom
6'10" x 7'2"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82 82
(81-91) B	
(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



BRUNNER ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Over 800 sq feet
- Private Balcony
- Two Bathrooms
- Bright Dual Aspect Kitchen/Reception
- Plenty of Storage
- Moments to St James St Station
- Liverpool Street Accessible in 16 Minutes
- Victoria Line Accessible in 10 Minutes
- Communal Roof Terrace Accessible on Same Floor

Set on the upper floor of a contemporary development just moments from St James Street station, this bright and spacious two-bedroom apartment offers over 800 square feet of thoughtfully arranged living space, a private balcony, two bathrooms and generous storage throughout. With Walthamstow's ever-growing collection of independent cafés, restaurants and creative spaces close at hand, it's a wonderfully connected spot to call home.

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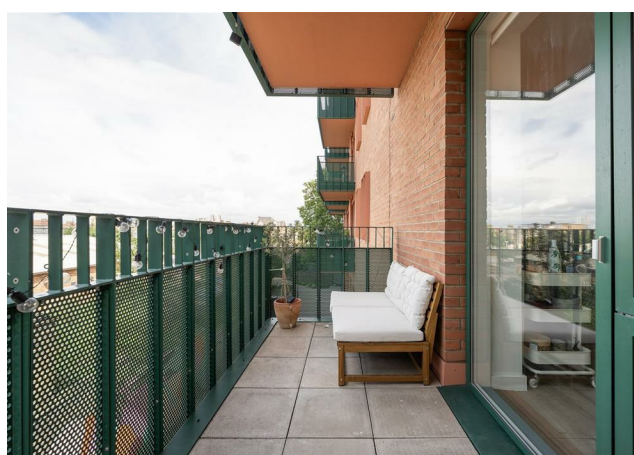
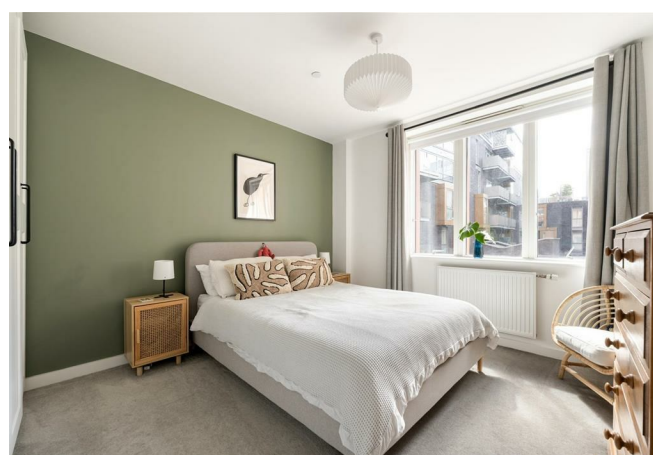
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IF YOU LIVED HERE...

Step inside and the sense of space is immediate. The heart of the home is the impressive dual aspect kitchen and reception room, where large windows on two sides draw in natural light throughout the day. The room is beautifully open, with plenty of space for both relaxing and dining, while the sleek contemporary kitchen sits neatly to one side with ample cabinetry and worktop space. Sliding doors lead directly onto the private balcony, creating an easy extension of the living area and offering a lovely spot for a morning coffee or an evening drink.

The two double bedrooms are positioned separately from the main living space, creating a practical sense of privacy. The principal bedroom benefits from its own ensuite shower room, while the second bedroom is equally well proportioned, with built-in wardrobes and easy access to the stylish family bathroom. Neutral décor and clean, contemporary finishes run throughout, while several useful storage cupboards ensure everyday life remains nicely organised.

WHAT ELSE?

St James Street station is just a short stroll away, with regular Overground services reaching Liverpool Street in around 16 minutes. Crate St James has quickly become one of the area's favourite destinations for food and drink, while nearby favourites include The Curious Goat, Mother's Ruin Gin Palace and Patchworks. Walthamstow High Street, home to Europe's longest outdoor market, is within easy reach, alongside 17&Central, Soho Theatre Walthamstow, local fitness studios and the Forest cinema.



A WORD FROM OWNER..

"We've loved this home and its location and would happily stay if we weren't relocating from London. The flat is spacious, bright and uplifting, with excellent storage and a wonderfully peaceful feel. With excellent transport links and easy access into central London, it's perfectly placed for commuting. We also love having Walthamstow Wetlands and the River Lea within walking distance, offering beautiful green spaces to explore. The local area is full of fantastic cafés, bars and restaurants – with Beaten by a Whisker Bakery and the Blackhorse Road breweries among our favourites. It's a welcoming neighbourhood that strikes the perfect balance between a vibrant community for young professionals and a family-friendly atmosphere."

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