

Ground Floor

Total Area: 68.2 m² ... 734 ft² (excluding patio)
All measurements are approximate and for display purposes only

Kitchen/ Reception Room
21'1" x 15'1"

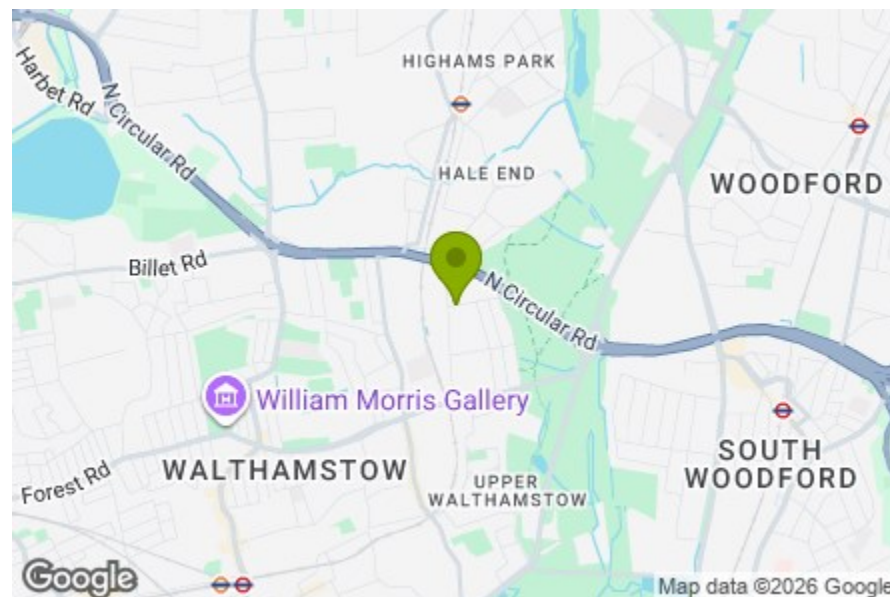
Bedroom
12'7" x 10'5"

Bedroom
15'10" x 7'7"

Bathroom
8'2" x 5'7"

Patio
31'8" x 5'5"

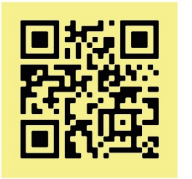
Garden
33'9" x 18'9"



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



STARLEY CLOSE, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Spacious Private Garden
- Own Private Parking Space
- New Lease on Completion
- Beautifully Presented

Set on a quiet residential development in Walthamstow, this beautifully presented two bedroom ground floor apartment offers bright, well-planned living, a large private garden, its own private off street parking and a new lease on completion. With local green spaces, independent cafés and excellent transport links all within easy reach, it's a home that balances everyday convenience with a welcoming neighbourhood feel.

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IF YOU LIVED HERE.....

Step inside and a generous central hallway leads you through the home. The reception room is filled with natural light from a wide window, while soft green tones and warm timber flooring create a calm, inviting space. There's plenty of room for both comfortable seating and a dedicated dining area, while a glazed door opens directly onto the private garden, creating an easy connection between indoor and outdoor living. The adjoining kitchen is smartly finished with contemporary white cabinetry, dark worktops and integrated cooking appliances, with a window overlooking the garden bringing in plenty of daylight.

The principal bedroom includes built-in wardrobes and enjoys a peaceful outlook over the garden. The second bedroom sits separately off the hallway, offering flexibility as a guest room, nursery or home office. The bathroom has been finished in a fresh, modern style with a full-sized bath and overhead shower, while additional hallway storage helps keep day-to-day living organised.

Outside, your private garden provides a lovely spot for morning coffee, summer dining or a little gardening, and having your own allocated parking space is a welcome bonus. With a new lease on completion and beautifully maintained interiors throughout, this is a home that's ready to move straight into.

WHAT ELSE?

- Wood Street Station is a short walk away, with direct links into the city for straightforward commutes and easy weekend plans.

- This friendly pocket of Walthamstow is well placed for local favourites, including Ruttle & Rowe, a cosy independent café loved for good coffee and a welcoming feel.

- For green space, Epping Forest's Doughnut Loop offers woodland walks and open air, while Lloyd Park has wide lawns, sports facilities and a brilliant playground.



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, Highams Park lake is 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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