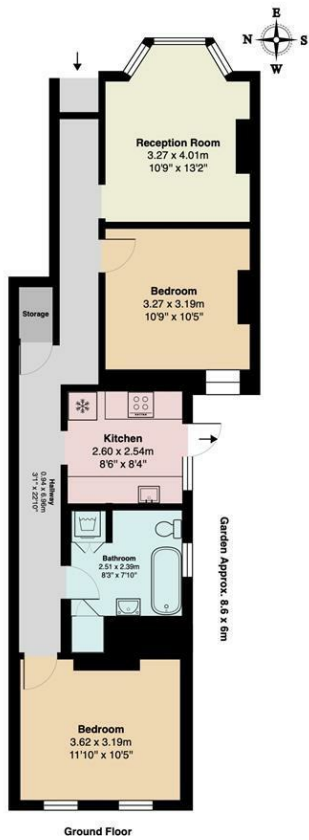




Total Area: 65.4 m² ... 704 ft²
All measurements are approximate and for display purposes only

Reception Room
10'8" x 13'1"

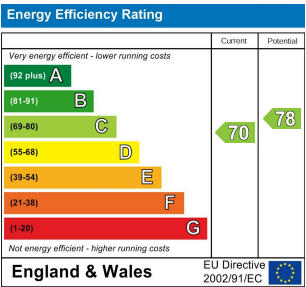
Kitchen
8'6" x 8'3"

Bedroom
11'10" x 10'5"

Bedroom
10'8" x 10'5"

Bathroom
8'2" x 7'10"

Garden
28'2" x 19'8"



MARKHOUSE ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold 2 Bed Flat



Features:

- Two Bedrooms
- Ground Floor Flat
- Long Lease
- Short Walk to St James Street Station
- Immaculately Presented
- Private Section of Garden

Set on a residential stretch of Walthamstow, this immaculately presented two bedroom ground floor flat offers a lovely balance of comfort and convenience. With a long lease, a private section of garden and St James Street Station just a short walk away, it is well placed for enjoying this lively corner of East London.

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E4 & N17
hello4@stowbrothers.com
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E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

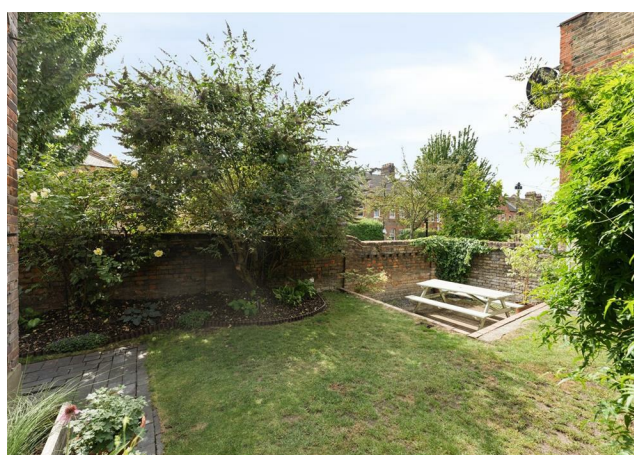
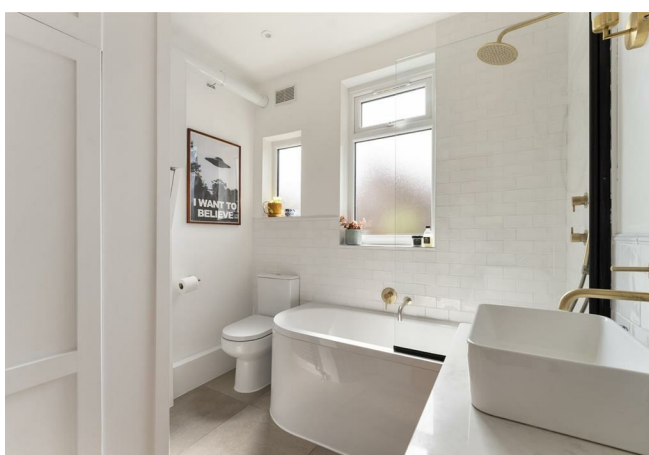
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IF YOU LIVED HERE....

A long entrance hallway guides you through the home and gives each room a sense of separation. At the front, the reception room is bright and welcoming, with a bay window bringing in plenty of natural light and shelving framing the chimney breast. Just beyond sits the first bedroom, a calm and well-proportioned room with plenty of flexibility for everyday life.

Further along, the kitchen is finished with shaker-style cabinetry, timber worktops, open shelving and white brick-effect tiling. A door leads directly to the private section of garden, where there is space to sit out, dine outside and enjoy warmer days. Beyond the kitchen is the bathroom, complete with a full-sized bath, while the principal bedroom is positioned peacefully at the rear of the property.

With St James Street Station within easy walking distance, you will also be well placed for Walthamstow's independent food and drink scene, from the breweries around Blackhorse Lane to the

cafés, restaurants and shops around Walthamstow Village and CRATE.

WHAT ELSE?

- St James Street Overground Station is a short walk away, with Walthamstow Central also within easy reach for Victoria line connections.

- Walthamstow Wetlands and Lloyd Park are both nearby, offering plenty of green space, walking routes and room to unwind.

- Local favourites including Mother's Ruin, Pillars Brewery, Ohba Leaf Kitchen and the independent spots around CRATE are all within easy reach.



WORD FROM THE OWNER...

"We've adored living here. We have poured our hearts into restoring the property, modernising it whilst maintaining its Victorian charm. We love the amount of light it gets throughout the day, and the garden is great for hosting barbecues or just relaxing with a morning coffee. There's no shortage of cafés, restaurants, and pubs nearby - our favourite spots are Blondies and Crisperia for beer and pizza, and Pinch La Deli for delicious sourdough. Our proximity to both the Central and Victoria Lines makes travelling into Central London easy. Our dog is a particularly big fan of Hackney Marshes and Walthamstow Wetlands, both a short walk away."

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