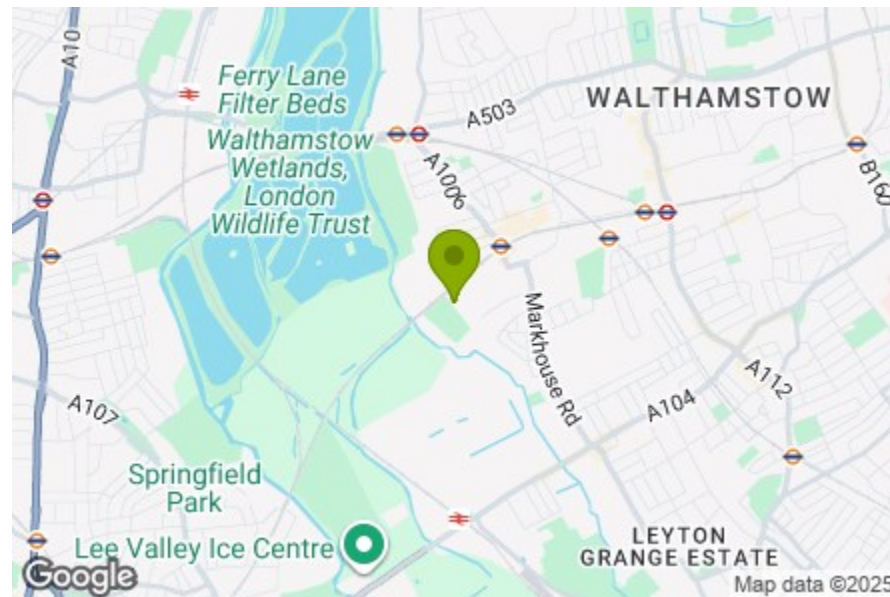


Hall
Storage
Bathroom
6'6" x 5'6"
Lounge
16'4" x 12'1"
Storage
Kitchen/Diner
8'6" x 9'10"
Bedroom
13'1" x 13'0"

Total Area: 45.8 m² ... 493 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 | | 73 | 78 |
| (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 | |



ESSEX ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Share of Freehold
1 Bed Apartment - Conversion



Features:

- Ground Floor Flat
- One Bedroom
- Share of Freehold
- Opposite St James Park
- Beautifully Presented
- Close to St James Station

Set just opposite the leafy expanse of St James Park, this one-bedroom ground floor flat is a beautifully considered space, offering effortless flow and relaxed, comfortable living. Thoughtfully designed and stylishly finished throughout, it enjoys a share of freehold and a calm, light-filled interior that feels instantly welcoming — a place where every element has been carefully chosen to create a sense of ease and harmony. With St James Street Station only moments away, the location offers the perfect balance of village-like tranquillity and excellent city connections — a peaceful retreat tucked within the energy and creativity of vibrant Walthamstow.

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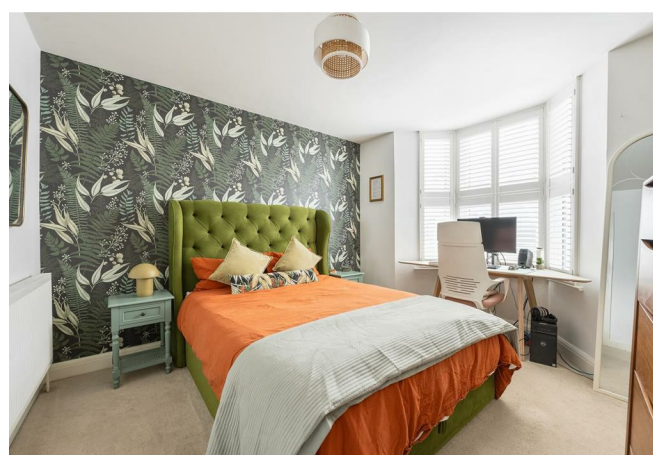
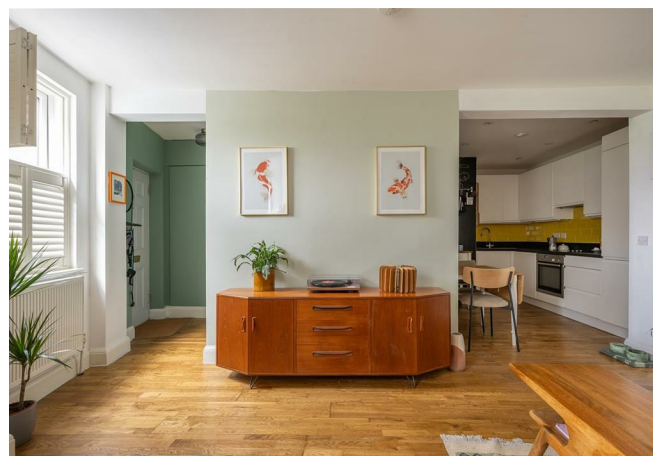
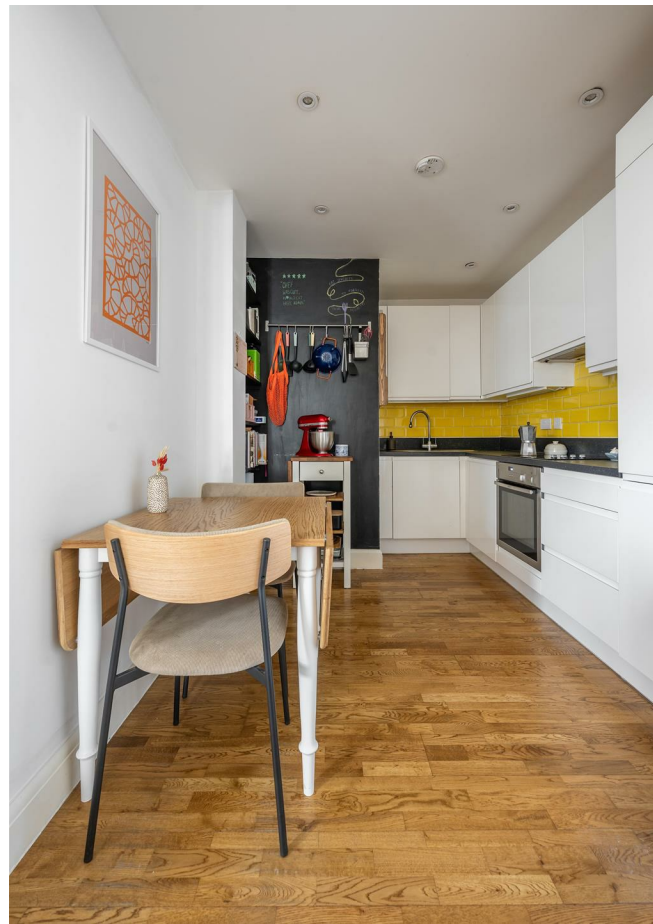
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IF YOU LIVED HERE...

As you step inside, you're welcomed by a hallway with built-in storage – a practical and tidy introduction to the thoughtfully designed interior beyond. The hallway leads to a modern bathroom, decorated in soothing neutral tones with tasteful tiling and a sleek bath with an overhead shower – ideal for a relaxing soak or a quick refresh.

The lounge is a beautifully bright and welcoming space, with two windows dressed in white shutters that allow natural light to pour in throughout the day. Built-in storage keeps the room feeling calm and uncluttered, while engineered hardwood flooring, which extends through most of the home, adds warmth and elegance underfoot.

Flowing seamlessly from the lounge is the kitchen/diner – a fantastic area for both cooking and entertaining. It features matching wood flooring, a cheerful yellow tile splashback, white cabinetry and overhead cupboards providing ample storage with under cabinet lighting. Integrated appliances are neatly built in, and there's space for a dining table, making this a sociable and functional heart of the home.

Tucked quietly to the rear of the property, the bedroom offers a peaceful retreat. A bay window floods the room with natural light while the shutters add

privacy. Soft carpet underfoot creates a cosy atmosphere, while crisp white walls are paired with a striking leaf-patterned feature wallpaper. There's plenty of space for a double bed and additional furnishings, making it both stylish and restful.

Set just across the road from the green open spaces of St James Park, the flat enjoys a truly enviable location. Walthamstow Wetlands, a vast nature reserve perfect for weekend strolls or morning runs, is also close by. The area is well-served with a growing number of independent pubs, eateries, and cafés, adding to its vibrant, community feel. Local favourites include the Curious Goat café and Big Penny Social, a lively venue known for its food, drink, and events. Whether you're after nature, great coffee, or a relaxed night out, it's all right on your doorstep.

WHAT ELSE?

The property is ideally positioned for convenient travel across London, with several key transport links close by. St James Street Station is just a short walk away, providing quick access to Liverpool Street via the Overground.

Walthamstow Central and Walthamstow Queen's Road stations are also within easy reach, connecting you to the Victoria Line and additional Overground services. Whether you're heading into the City, across East London, or beyond, getting around couldn't be easier.



A WORD FROM THE OWNER...

"We've absolutely loved living on Essex Road for the last 2 years, and we're SO sorry to be leaving. This little pocket of Walthamstow has such a welcoming community feel and awesome local amenities. Weirdough is just round the corner serving amazing pastries and sourdough (Big shout out to them for their proper Italian coffee!) and The Coppermill is a proper locals pub. You'll only be a stones throw from the Wetlands and you'll have fast links to the city on both the Victoria Line and the Overground. The best part about our little patch of peace is it's proximity to the park (Pip the dog definitely thinks so!). It's so great having this huge open space right on your door step, and the vibe in the summer is really chilled. We hope who ever takes on Essex Road has as much fun in it as we did!"

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