

Reception
11'6" x 12'2"

Kitchen
6'10" x 6'8"

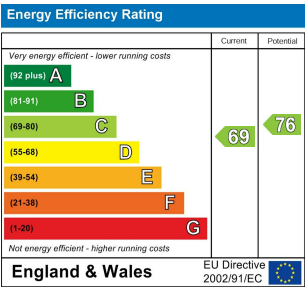
Bathroom
6'10" x 4'11"

Bedroom
8'11" x 12'2"

Bedroom
12'9" x 12'10"

Total Area: 49.2 m² ... 529 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.



HOVE AVENUE, LONDON

Offers In Excess Of £400,000 Leasehold
2 Bed House



Features:

- Ground Floor Flat
- Two Bedrooms
- West Facing Garden
- Close Proximity to St James Park
- Short Walk to St James St Station

A characterful two bedroom ground floor flat with a west-facing garden, set in a well-connected pocket of Walthamstow close to St James Park and St James Street station. With independent shops, cafés and useful transport links nearby, this is an easy spot for both everyday life and getting around the rest of East London.

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IF YOU LIVED HERE...

You enter via a hallway, with the larger bedroom positioned at the front of the property. It's a bright room with a bay window, exposed timber floorboards and built-in shelving, while the second bedroom sits just beyond and enjoys a similarly simple, neutral finish. The reception room is arranged towards the rear, with more original floorboards, fitted shelving and French doors connecting back to the hall.

From here, the kitchen sits at the back of the flat, finished with white cabinetry, dark worktops and a blue-and-white tiled splashback. The bathroom is directly beyond and includes a bath with shower above. The garden can be accessed from the rear of the property and stretches to approximately 12.9 metres, with a west-facing aspect that should make the most of the afternoon and evening light.

There's a relaxed, straightforward feel throughout, with plenty of natural timber, white walls and well-proportioned rooms. St

James Park is close by for green space, while St James Street station is a short walk away, making this a practical base for commuting as well as exploring the wider neighbourhood.

WHAT ELSE?...

- St James Street station provides Overground services towards Liverpool Street, with Walthamstow Queen's Road and Walthamstow Central also within easy reach.
- St James Park is close by, while Walthamstow Wetlands and Lloyd Park are both within the wider local area for longer walks and time outdoors.
- Nearby favourites include Crate St James Street, The Curious Goat, South Grove shops and cafés, and the independent businesses around St James Street and Walthamstow High Street.



A WORD FROM THE OWNER...

"We lived here for about 13 years before renting it out for another 12. Transport connections are excellent (tube, buses and overground all close by); supermarket & street market with multiple cafes a few minutes' walk. Road is very quiet despite being close to amenities. Good access to Walthamstow Marshes, Wetlands and 50+ miles of walking along the Lea Valley. Friendly neighbours (street parties in the past); good community spirit, and in summer the sun goes down right at the bottom of the garden, so it's good to sit outside and enjoy the sunset."

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