



CARR ROAD, WALTHAMSTOW

£2,150 Per Month

2 Bed Apartment - Purpose Built



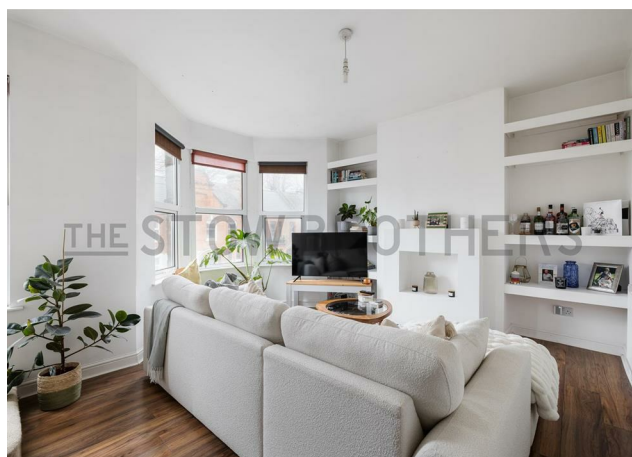
Featured:

- Two Bedrooms
- First floor ex Warner maisonette
- Lloyd Park Location
- Own section of rear garden
- South facing garden
- Available September
- Recently Renovated
- Immaculately presented
- EPC D

A beautifully presented, two bedroom apartment. Arranged over two floors with access to a private rear garden. All just moments away from lush, green Lloyd Park, you're also just a short stroll from the lively Blackhorse Beer Mile.

From nearby Walthamstow Central station, Victoria line services whisk you through to King's Cross and Oxford Circus in as little as fifteen minutes. Meaning your central London commute could take as little as thirty five minutes, door to door.

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Entrance hall

Reception room

15'1" x 13'9"

Bedroom

10'5" x 9'6"

Kitchen

13'9" x 9'10"

Bathroom

12'5" x 9'10"

Bedroom

14'5" x 13'9"

Garden

35

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IF YOU LIVED HERE...

Arriving on your first floor landing, a welcoming, 205 square foot reception room sits to the front. In here, an elegant ornamental fireplace is surrounded by custom made alcove shelving, and a bright bay window casts daylight over the engineered hardwood flooring. Next door you'll find your second double bedroom, with more of that immaculate hardwood underfoot and peaceful views over the garden. Stairs from the landing take you up to your second floor, principal bedroom, where two large skylights fill the space with natural light and crisp white paintwork brightens things even further.

Back on the first floor, your 130 square foot breakfasting kitchen comes next. Cream cabinets line the walls, topped off with chunky timber worktops, there's a sleek, integrated oven with extractor hood and enough room for a table and

chairs. Continuing into your bathroom, you'll find a modern white suite with chrome fixtures and fittings, two bright, frosted windows and a deep, lengthy tub. Rear stairs lead you outside into your gorgeous garden, which comes with a patio and generous stretch of lawn, all surrounded by timber fencing and mature shrubs and foliage.

Your new home sits on a leafy, residential turning with two secure cycle hangers right on your doorstep, making it easy to get out exploring the increasing number of protected cycle paths in the area. Also moments away on foot are the beautifully landscaped grounds of Lloyd Park, home to the William Morris Gallery, an outdoor gym and a bustling weekend farmer's market. To hit your fitness goals you only have to cross the park and you'll arrive at Waltham Forest Feel Good Centre, a state of the art leisure centre with a multi station gym, climbing wall, swimming pool and luxurious



Word from the Owner

WHAT ELSE?

- Your new local will be The Dog and Duck, a friendly gastropub that serves fresh sourdough pizzas and has a charming interior and a wonderful, fairy lit beer garden.
- The Blackhorse Beer Mile is less than a mile from your front door, where you can spend the day exploring taprooms, microbreweries and beer gardens.
- In just twelve minutes on foot you'll reach Hoe Street, another vibrant social hub that's home to great gastropubs, fine dining establishments and gets you all the way to Walthamstow Village.

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E11, E7, E12 & E15

hello11@stowbrothers.com
0203 397 2222

E4 & N17

hello4@stowbrothers.com
0203 369 6444

E17 & E10

hello17@stowbrothers.com
0203 397 9797

E18 & IG8

hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2

hellohackney@stowbrothers.com
0208 520 3077

New Homes

newhomes@stowbrothers.com
0203 325 7227

Investment & Development

id@stowbrothers.com
0208 520 6220

Property Maintenance

propertymanagement@stowbrothers.com
0203 325 7228

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