



Reception Room  
15'1" x 13'1"

Kitchen/ Diner  
9'3" x 10'5"

Bedroom  
9'8" x 11'4"

Bathroom  
5'7" x 6'10"



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	



## ROLAND ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold  
1 Bed Flat



### Features:

- One bedroom flat
- First floor
- Approx. 551 square feet
- Moments from Wood Street Station
- Lots of natural light
- Short walk to Leyton Flats

Set just moments from Wood Street Station, this bright one bedroom first floor flat places you in a brilliant pocket of E17, with coffee, bakeries, green space and excellent transport all close at hand. Hollow Ponds is a short stroll away, Walthamstow Village is within easy reach, and Wood Street's growing independent scene gives the area a lively, local feel.

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#### IF YOU LIVED HERE...

Head upstairs and you'll find a home that feels light, calm and instantly inviting. The reception room sits at the front, where a wide bay window brings in plenty of natural light and gives the space an open, uplifting feel. There's room to relax, dine and host with ease, while the soft, neutral finish keeps everything feeling fresh and flexible.

To the rear, the separate kitchen has a clean, contemporary look, with sleek grey cabinetry, generous worktop space and room for a small table. It's a practical, sociable spot for slow breakfasts, weeknight suppers or a coffee before the train.

The bedroom is peaceful and well proportioned, with space for freestanding furniture and a large wardrobe, while the modern bathroom is finished with fresh tiling and a bath with overhead shower. Altogether, this is an easy, light-filled home that makes the most of its first floor setting and gives you the best of Wood Street life close by.

#### WHAT ELSE?

- Wood Street Station is just moments away, with Overground services to London Liverpool Street in around 20 minutes, while Walthamstow Central and the Victoria line are also within easy reach.

- Wood Street's independent scene is full of local favourites, including Dudley's for coffee, beer shop-cum-bar Clapton Craft and the award-winning Chocolatine bakery. Walthamstow Village is also just a short stroll away, offering everything from artisan pizza and authentic sushi to traditional fish and chips and welcoming neighbourhood restaurants.

- You're only a short walk from the Ravenswood Industrial Estate, home to the ever-popular God's Own Junkyard, alongside Pillars Brewery and the much-loved gin palace, Mother's Ruin.



#### A WORD FROM THE OWNER.....

"I've had this flat for over ten years now and have really loved living here. It's tucked away on a very quiet cul-de-sac, giving it a peaceful feel while still being in an amazing location, with easy access to both Walthamstow Village and Wood Street Overground. It's also very well positioned, making it easy to get into Hackney, Shoreditch, or Central London via the Victoria line, which is a big bonus.

One of my favourite things about the flat is how light it is, with a beautiful green outlook from the large Victorian windows in the lounge, making it feel bright and calm throughout the year. There's also very easy access to Epping Forest, which is perfect for Sunday walks. Walthamstow Village is just up the road and offers a great array of independent shops, pubs, and places to eat."

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