



Reception
16'2" x 15'5"

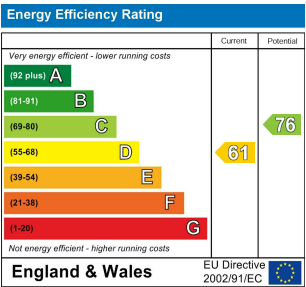
Bedroom
10'11" x 13'2"

Kitchen
10'5" x 10'1"

Bathroom
7'4" x 7'4"

Bedroom
10'5" x 13'0"

Garden
24'3" x 17'8"



ST. JOHN'S ROAD, WALTHAMSTOW

Offers In Excess Of £515,000 Leasehold 2 Bed Flat



Features:

- Spacious Two Bedroom Apartment
- Detached Victorian Conversion
- First Floor
- Beautifully Presented
- Approx 834 sq ft
- Loft included within the demise
- Private Rear Garden
- Chapel End Corner Location

A beautifully presented two bedroom first-floor apartment within a detached Victorian conversion, set in the well-loved Chapel End corner of Walthamstow. With a private rear garden and the loft included within the demise, there's a lovely balance of period character, generous proportions and practical living space.

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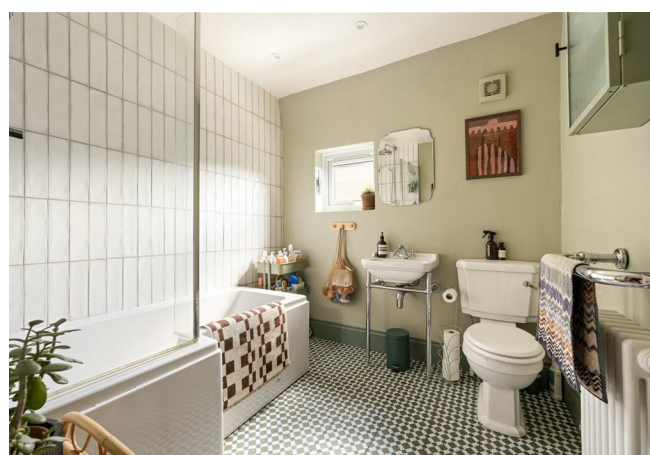
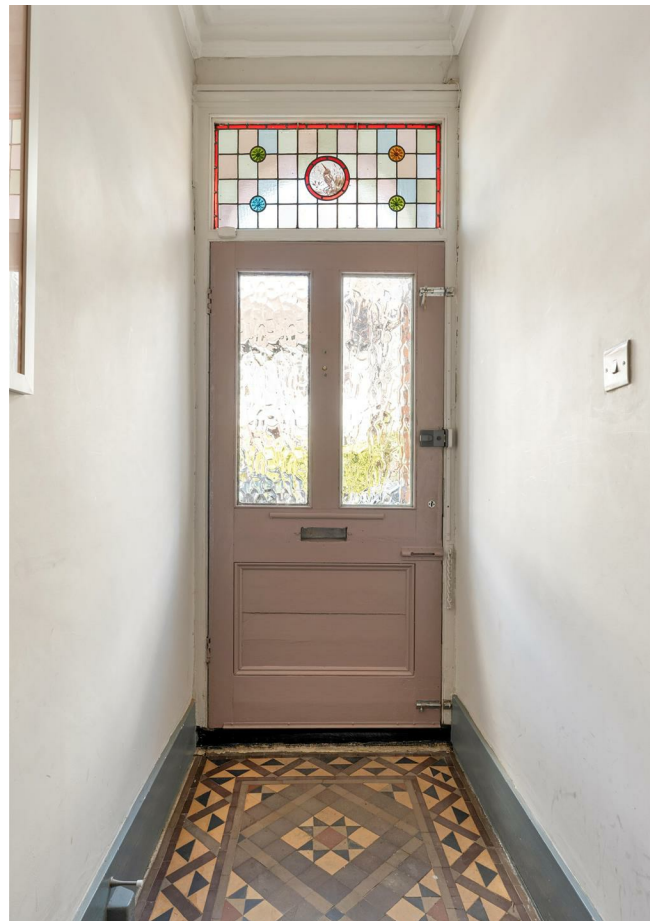
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0203 397 9797



IF YOU LIVED HERE...

Your own front door opens to a private ground-floor hall, with stairs rising to the first-floor accommodation. At the front, the spacious reception is bright, with a broad bay window, timber flooring and plenty of room for lounging and dining. Soft, neutral walls and colourful artwork keep things relaxed and characterful. Next door, the first bedroom is a comfortable double, with a window which brings in plenty of daylight.

Towards the rear, the separate kitchen pairs pale cabinetry with deep green tiled splashbacks, while a breakfast bar provides a handy spot for informal dining. The bathroom sits beyond, finished with a bath and shower above, patterned flooring and soft green walls. The second bedroom is tucked away at the rear, with windows on two sides and a peaceful feel. The loft is also included within the demise, adding another useful feature to the home.

Outside, the private rear garden measures approximately 7.4 by

5.4 metres at its widest points. Decking provides room for outdoor seating and dining, with established planting adding greenery around the edges. It feels nicely tucked away and offers welcome outdoor space during the warmer months.

WHAT ELSE?

- Lloyd Park is close by for green space, weekend walks and the William Morris Gallery, while Walthamstow Village is also within easy reach.
- Wood Street and Walthamstow Central stations provide a choice of Overground and Victoria line connections across London.
- Chocolate Bakery on Wood Street is nearby, along with the pubs, restaurants and independent businesses around Walthamstow Village.



A WORD FROM THE OWNER.....

"We've loved our time at St Johns Road for the last 5 years. The flat was our first home, so we have lots of fond memories such as renovating it, getting married in the Town Hall, summers in the garden, Xmas trees from Lloyd Park, the first years with our baby daughter and more.

One of key things which made us love the property was the size of the flat and it's high ceilings and brightness, it feels bigger than many local 2 bed houses. The garden is also a big bonus, with lots of room, greenery and sunshine!

It's 5-10 min walk from Wood St, and it's great cafes, coffee shops & bakeries such as Dudleys, Wood St Bakery and Ruttle & Rowe. It's also centrally located to the other best places in Stow, such as the Village, Lloyd Park and central, it's easy to get everywhere via foot. Blackhorse Road & the beer mile is also only 10-15 min bus away."

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