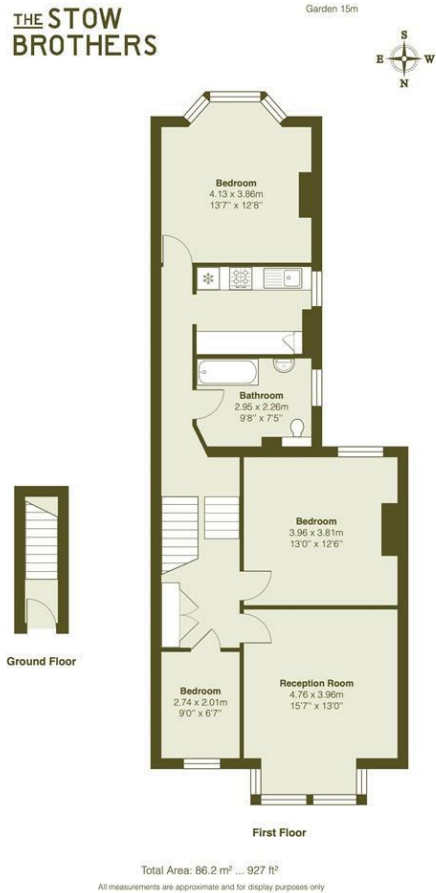




Bedroom
8'11" x 6'7"

Reception Room
15'7" x 12'11"

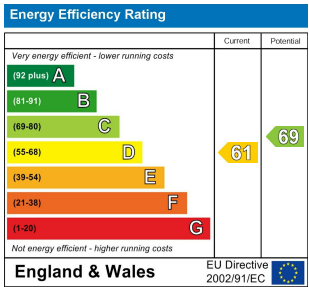
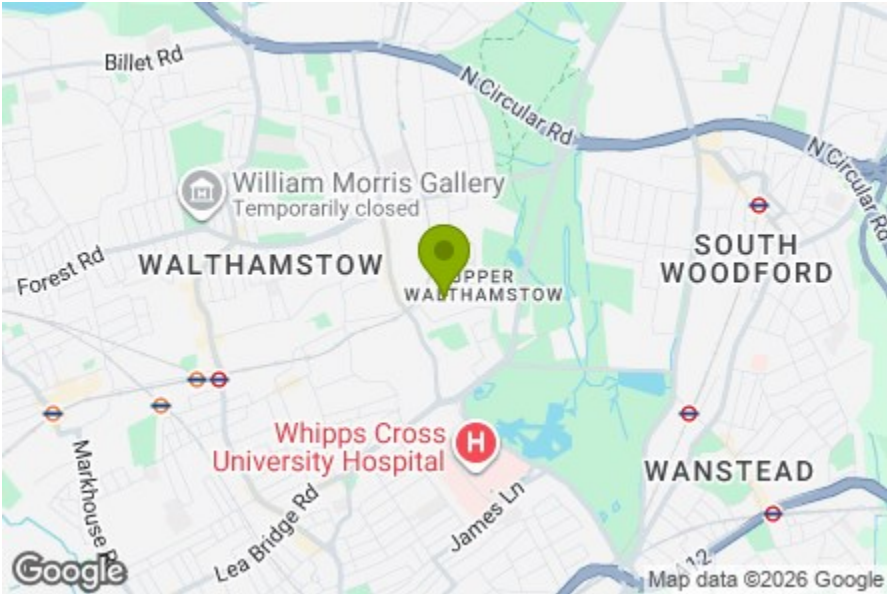
Bedroom
12'11" x 12'5"

Bathroom
9'8" x 7'4"

Kitchen

Bedroom
13'6" x 12'7"

Garden
49'2"



UPPER WALTHAMSTOW ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Share of Freehold 3 Bed Flat



Features:

- First Floor Flat
- Three Bedrooms Offering Flexible Space
- Beautifully Presented
- Share Of Freehold
- Upper Walthamstow Location
- Own Section Of Rear Garden
- Easy Access to Epping Forest
- Moments Away from Wood Street Station

Set on the first floor in Upper Walthamstow, this beautifully presented three bedroom flat combines generous proportions with bright, thoughtfully finished interiors and its own section of rear garden. Wood Street Station is close by, while the independent spots around Wood Street and the open greenery of Epping Forest put plenty of local favourites within easy reach.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Your own front door opens to a staircase leading up to the first floor, where the rooms unfold from the wide landing. At the front, the reception room is a wonderfully bright space, with warm-toned wood flooring, a broad shuttered sash window and a gas fireplace creating a natural focal point. Next door, the smaller of the bedrooms is softly finished in neutral tones, while a larger bedroom sits just beyond, with plenty of room for a double bed and freestanding furniture.

Continue towards the rear and you'll find a generous bathroom, simply finished with pale tiling and a bath with shower above. Beyond, the kitchen leads directly into the third bedroom, White cabinetry, timber worktops, metro tiles and a butler sink keep the kitchen clean and contemporary, while the third bedroom, currently used as a dining room and work from home space, offers more of the warm-toned wood flooring and a wide bay bringing in plenty of daylight. At 927 square feet overall, there's a real sense of space throughout.

Outside, the flat has its own section of the rear garden, extending around 15 metres and surrounded by established planting and mature trees. It feels wonderfully leafy and tucked away, adding a generous amount of outdoor space to an already well-proportioned home. The property also comes with a share of freehold.

WHAT ELSE?

- Wood Street has plenty going on, from Chocolate Bakery to the independent traders of Wood Street Indoor Market, with cafés, shops and useful everyday amenities dotted along the way.
- Epping Forest is within easy reach, opening up an extraordinary stretch of woodland for long walks, weekend runs and time outdoors.
- Wood Street Station is moments away, with Overground services towards Liverpool Street and an easy change at Walthamstow Central for the Victoria line.



A WORD FROM THE OWNER...

"It's a wonderful street, with great neighbours and a really strong sense of community. There's always something going on, from street parties and art trails to open garden events, as well as a local WhatsApp group. There's plenty to get involved in if you want to, but it's equally easy to enjoy the peace and quiet. From the house, a little shortcut takes you to the top of Hollow Ponds in just a few minutes, which is perfect for summer picnics. Epping Forest is quite literally at the top of the road, while Wood Street Station is at the bottom, offering excellent transport links into London and beyond. My child grew up here, attending Henry Maynard and then The Green School, and the area has always had so much to offer them. The flat itself is wonderfully light, warm and peaceful. The road is never particularly busy, and at the back, the outlook is over a nature reserve, which makes the space feel incredibly calm and private. I've created a wildflower garden in my section of the garden to encourage biodiversity, and over the years I've spotted all sorts of wildlife there. I've spent many peaceful hours enjoying the garden and the sense of space it gives you. The area itself is thriving, with lots of new amenities, independent bakeries, restaurants and bottle shops appearing all the time. There's even a cinema on Hoe Street where you can see a film for £5 on a Monday night. The flat is full of happy memories and has so much to offer. It's been a wonderful place to live, and I hope the next owner will enjoy it as much as I have."

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