

Kitchen/Living Room
21'3" x 12'5"

Bedroom
13'1" x 10'5"

Bathroom
6'10" x 6'10"

Storage

Balcony
13'1" x 5'2"

TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.4 SQ.M.)

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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(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	



MARLOWE ROAD, WALTHAMSTOW

Offers In Excess Of £360,000 Leasehold
1 Bed Apartment



Features:

- One bedroom apartment
- Situated on 4th floor
- Spacious lounge/kitchen/dining room
- 6 year old development
- Balcony
- 243 year lease
- Well presented
- Chain free
- Close to local amenities and cafes
- Short walk to Wood Street station

A sleek and stylish one-bedroom apartment on the fourth floor of a smart new development, enviably situated between the thriving neighbourhood of Wood Street and the peaceful streets of Walthamstow Village.

You have a private balcony with striking views across the borough. Not only is there 243 year lease, but the home is on the market chain-free.

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

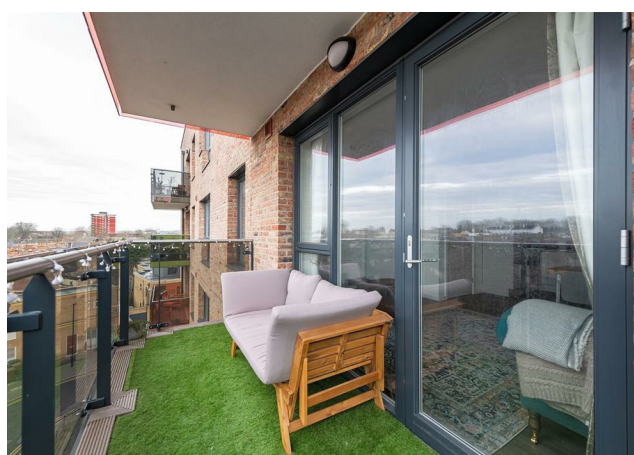
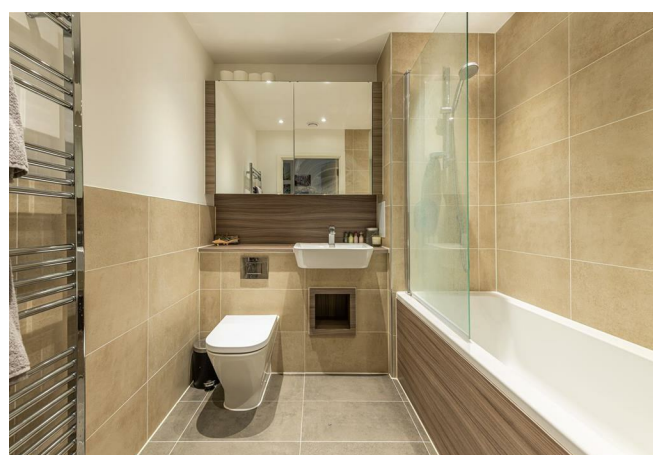
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0203 397 9797



IF YOU LIVED HERE...

Thanks to its immaculate condition and excellent working order, you'll be able to relax in your new home from the day you move in. With 542 square feet of internal space, you've got plenty of room to spread out, and the light that pours through the generous balcony doors gives an even greater illusion of space.

Due to the neutral decor and immaculate floors, the living/kitchen area has a relaxed ambience, making it a great spot for socialising as well as unwinding on your own. The kitchen area is pristine, with smart units and high quality appliances. The double bedroom shares the same neutral colour palette, but with soft carpeting underfoot. Across the spacious hallway, you'll find your spotless bathroom, with its modern fittings and over-tub shower. There's plenty of in-built storage, too.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Luke's cider tap room in the indoor market to the award-winning Chocolatine bakery. You've got more quirky but creative gems in the nearby Ravenswood Industrial Estate, such as the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. Even closer you'll find Art e Pasta, an Italian sharing plate restaurant with a focus on hand-made pasta - it's perfect for date night or impressing visitors.

Your route to Walthamstow Village takes in some lovely sights, including the St Mary's Churchyard and the historic Ancient House. As for pubs, you're spoilt for choice, with options including the unique Nags Head and charming Castle.

If you need to escape further afield, you'll be pleased to know that you're only five minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or walk 16 minutes to Walthamstow Central for access to the speedy Victoria line. Either way, you can make it to centre of London in less than 45 mins.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 16 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes south east.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, and the convenient chains found in the 17&Central shopping centre.

- As well as all the dynamic food and drink-based perks, you'll be pleased to find out that you've got some great conveniences nearby, such as a post office, newly developed library and long-established garden centre, Lancasters.



A WORD FROM THE OWNER....

"I have loved living in this flat, it's close to the station, with a local supermarket and post office nearby. The community in the block are all young mostly first time homeowners and I will be sad to leave this flat."

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