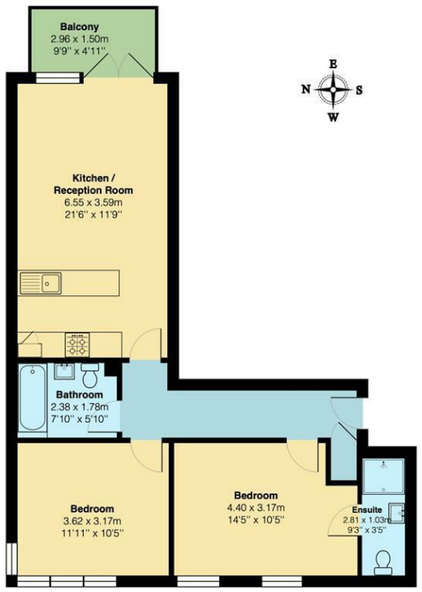


Second Floor

Total Area: 65.6 m² ... 706 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Kitchen/ Reception Room
21'5" x 11'9"

Balcony
9'8" x 4'11"

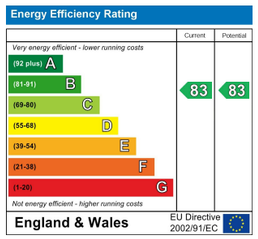
Bathroom
7'9" x 5'10"

Bedroom
11'10" x 10'4"

Bedroom
14'5" x 10'4"

Ensuite
9'2" x 3'4"





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STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £440,000 Leasehold

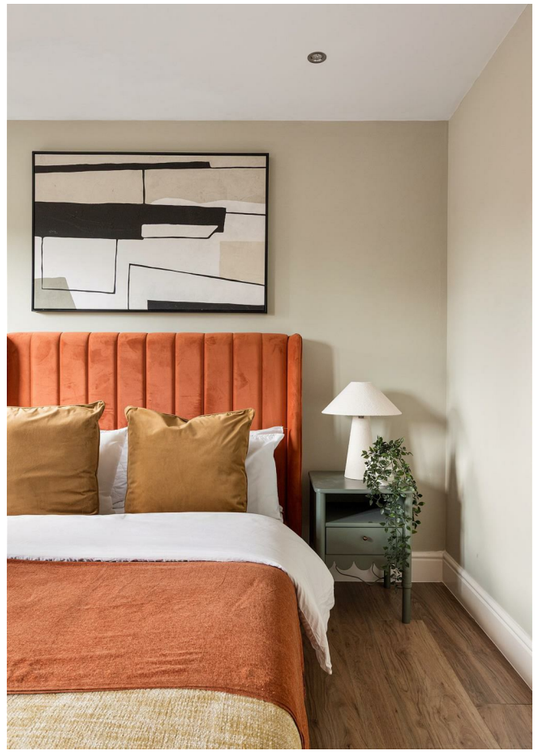
2 Bed Apartment - Purpose Built

Features:

- Two Bedroom
- Large Open Plan Kitchen and Reception
- Chain Free
- Modern Bathroom
- Balcony
- Further Communal Gardens
- Ideal First Time Buy
- Moments From Walthamstow Central
- Close to Village
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold

A bright and well-presented two-bedroom apartment in a brilliantly connected Walthamstow location, moments from Walthamstow Central and within easy reach of the Village. Set on the second floor, there's a large open-plan living space, private balcony and access to communal gardens, making this a particularly appealing first-time buy. Offered chain free, the property will also come with a share of freehold, to be transferred once the final flat in the block is sold.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE....

The real heart of the apartment is the wonderfully generous open-plan kitchen and reception room, a long, light-filled space that feels made for both everyday living and easy entertaining. The contemporary kitchen is finished with pale cabinetry, contrasting tiled splashbacks and a breakfast bar, while the reception area beyond gives you plenty of room to create distinct dining and lounging zones. Double doors open straight onto the balcony, drawing in natural light and adding an easy indoor-outdoor feel.

The two bedrooms are both comfortable doubles, with large windows and warm timber-effect flooring giving the rooms a calm, cohesive finish. One has its own ensuite shower room, while the main bathroom sits separately off the hallway with a bath and shower above, finished in understated grey tiling. Useful storage is tucked neatly into the hall, and there's even more outdoor space beyond your own balcony thanks to the communal gardens, giving you a rare combination of generous interiors and greenery in such a central Walthamstow setting.

WHAT ELSE?

- Walthamstow Central is moments away, putting both the Victoria line and London Overground within easy reach. Around the station you'll also find 17&Central, Forest Cinema and plenty of useful everyday shops and amenities.
- Walthamstow Village is close by, with Orford Road home to independent shops, restaurants and pubs including The Queen's Arms and The Nag's Head. Hoe Street adds Soho Theatre Walthamstow to the neighbourhood's growing cultural offering.
- For green space, Lloyd Park is nearby, home to the William Morris Gallery, landscaped gardens, sports facilities and plenty of open lawn. It's an easy place to spend a slow weekend afternoon without straying far from home.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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