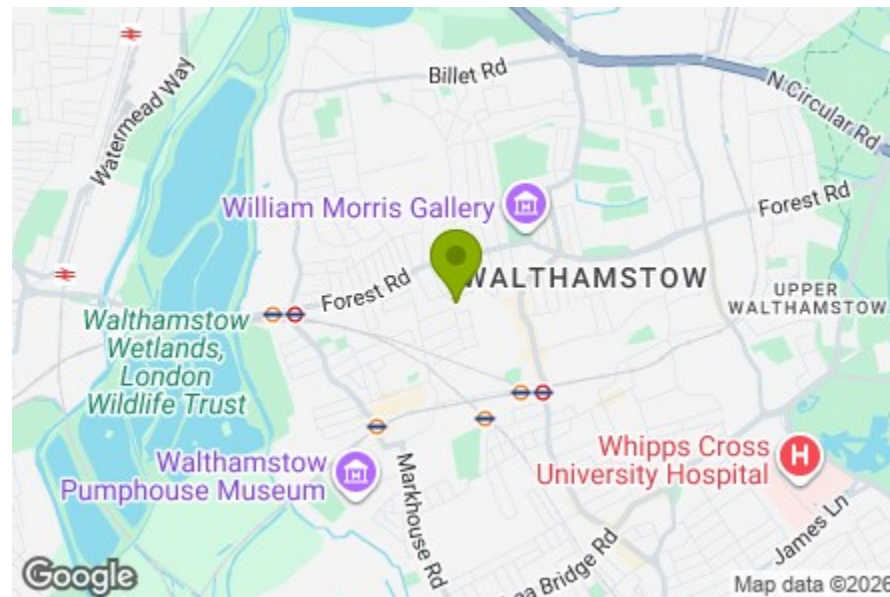




Total Area: 54.5 m<sup>2</sup> ... 586 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

- Reception Room  
11'9" x 14'0"
- Bedroom  
9'10" x 11'5"
- Bedroom  
5'10" x 10'6"
- Kitchen  
9'1" x 7'6"
- Bathroom  
9'1" x 5'11"
- Garden  
17'4" x 36'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	72	75
	EU Directive 2002/91/EC	



## ERSKINE ROAD, WALTHAMSTOW

### Offers In Excess Of £450,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedroom Ground Floor Flat
- Private Garden
- Lease extended to 99 years on completion
- Chain Free
- Close Proximity to Lloyd Park
- Short Walk to St James St Location

Set on a peaceful residential street in the heart of Walthamstow, this ground floor flat combines a well-presented interior with the advantage of a private garden, offering a calm retreat within a lively and well-connected neighbourhood. The location offers excellent connectivity, just a short walk from Walthamstow Central and Blackhorse Road stations, with St James Street close by for easy access to Underground and Overground services across London. Nearby, a range of independent shops, cafés, and everyday amenities add to the area's vibrant, community-focused atmosphere. Lloyd Park is also close by, offering open green space, weekend markets, and a welcoming sense of local character that makes this part of Walthamstow so sought after.

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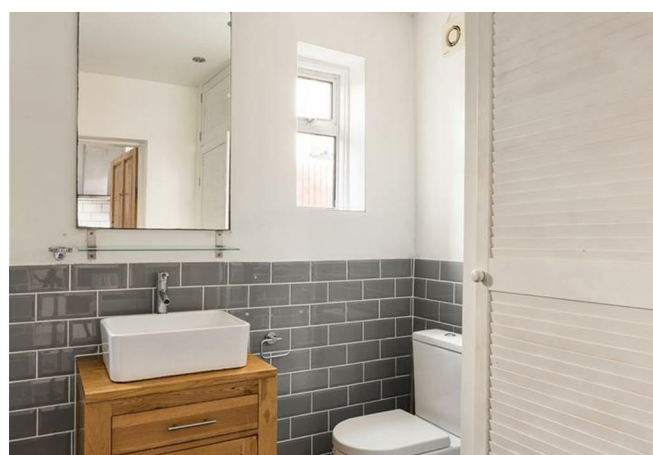
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**IF YOU LIVED HERE...**

This home's traditional brick façade and bay-fronted design, make a timeless first impression. The frontage highlights its period features with understated elegance, creating an attractive and well-kept exterior. Inside, the reception room welcomes you with an abundance of natural light filtering through the bay window. An exposed brick fireplace with a working wood-burning stove adds warmth and character, while pale walls and wooden flooring lend a soft, open feel. The room offers generous space for both relaxing and dining, setting a welcoming tone for the rest of the home. The hallway leads through the property and includes built-in storage cupboards, keeping the space beautifully ordered and uncluttered. Two bedrooms follow, each restful in style. The main bedroom features a period fireplace and soft natural light that enhances its tranquil atmosphere, while the second bedroom offers a light-filled and adaptable space with the same clean lines and warm flooring. At the rear, the kitchen combines natural wood textures with crisp white finishes, creating a fresh feel. A glazed door opens directly onto the garden, allowing light to pour in and creating a seamless flow outdoors. The bathroom is airy and contemporary, finished with grey metro tiling, a wooden vanity, and a bath with overhead shower, complemented by a built-in cupboard for

**storage.**

The paved garden offers a peaceful outdoor retreat, easy to maintain and ideal for dining or unwinding, with a raised area adding a subtle sense of depth and potential for planting or additional seating. Set within a vibrant part of Walthamstow, the neighbourhood blends creativity with community spirit. Just a short stroll away, Today Bread offers a warm, laid-back spot for coffee or brunch, while The Bell serves as a much-loved local for food, drinks, and live music. Walthamstow Village is within easy reach, its cobbled streets lined with independent boutiques, cosy cafés like Bern's & The Beans, and popular spots such as Ruffs Bistro and The Castle pub. For culture and entertainment, the Soho Theatre brings performances to the heart of the area, while nearby Lloyd Park offers weekend markets, tennis courts, and the William Morris Gallery amid its leafy grounds. A little further on, the Walthamstow Wetlands provide expansive green space and tranquil walking trails surrounded by nature. **WHAT ELSE?** Walthamstow Central Station is just a ten-minute walk away, connecting you swiftly to central London via both Underground and Overground lines. A little further on, St James Street Station can be reached in around fifteen minutes, offering direct trains to Liverpool Street and beyond, keeping the city within easy and effortless reach.



**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 ASSISANT BRANCH MANAGER

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