



Reception  
12'11" x 11'4"

Kitchen  
11'1" x 10'9"

Bedroom  
11'4" x 10'10"

Bedroom  
9'8" x 7'10"

Bathroom  
8'3" x 5'7"

Garden  
42'7"

Total Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## HATHERLEY ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedroom Apartment
- Ground Floor
- Private Garden
- Recently Refurbished by current owner
- Chain Free

Just a short walk to the vibrant hub of Hoe Street, this recently refurbishing two-bedroom home offers a great balance of comfort and location. Occupying the ground floor of a smart Victorian building, it covers a generous 663 sq ft of living space, and a private, peaceful rear garden. Both Walthamstow Central and Walthamstow Queens Road stations are within easy reach, giving you quick access to the Victoria Line and Overground trains into Liverpool Street and if you're keen to move, it's offered chain-free.



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		70	78
		EU Directive 2002/91/EC	

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**IF YOU LIVED HERE...**

The reception room is filled with natural light, thanks to a beautiful bay window with double glazing for enhanced energy efficiency. Wooden flooring adds warmth and character, while a stunning original cast-iron fireplace, framed by glazed tiles and an ornate black mantelpiece, creates a striking focal point, the perfect place to relax and spend time in.

Next door, the principal bedroom is a generous double, while the second bedroom offers excellent flexibility – ideal as a nursery, home office, or occasional guest room. Both rooms feature crisp white walls ready for your personal touch, warm wooden flooring, and an abundance of natural light.

In the kitchen, pale grey units and integrated appliances run along three sides, complemented by tiled flooring and white marble-style countertops. There's ample space for cooking and storage with access to the side return leading out to your private, south-facing garden. This peaceful, low-maintenance sun trap combines a patio with a lush strip of lawn, creating a secluded spot for relaxing or dining outdoors, all securely enclosed by natural wood fencing.

The bathroom blends warm sandstone tiling with both a shower and a separate bathtub, offering the choice of long, luxurious soaks or a quick refresh.

With its combination of period features, thoughtful design choices, and a peaceful private garden, this home delivers character and comfort in equal measure. Well laid out and carefully maintained, it's a rare find in a sought-after location, ready to enjoy from day one.

**WHAT ELSE?**

Walthamstow Central is incredibly well connected with the London Underground, National Rail and bus services all within a 15-minute walk. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 mins and Oxford Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line, you'll always find a seat.

After a big refurbishment, Soho Theatre Walthamstow opened last year and showcases cutting edge comedy and contemporary theatre. Walthamstow High Street and famous street market – the longest in Europe is within easy reach, and with Hoe Street close by, you'll find amazing restaurants, tons of history and some of the best pubs in East London to help convince you, too. Walthamstow Wetlands, covering 500 acres and Europe's largest urban nature reserve, is the perfect place to escape the city if you're looking for a green reset. With beloved Lloyd Park easily accessible too you can play tennis, basketball, ping pong and refuel from street food stalls and farmers market every Saturday.



**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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