

Bedroom
16'2" x 9'0"

Balcony
5'1" x 13'11"

Kitchen/Lounge/Diner
27'0" x 10'10"

Bathroom
6'10" x 6'8"

Storage

Total Area (Excluding Balcony): 53.7 m² ... 578 ft²

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.



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	



BRUNNER ROAD, WALTHAMSTOW

Offers In Excess Of £385,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Sixth Floor
- Open Plan Kitchen / Living Area
- Private Balcony
- Moments to St James St Station
- Short Walk to Victoria Line

Set in a smart, modern brick building near the lively buzz of St James Street, this smartly presented apartment makes the most of every inch. It's light-filled, well laid out, and has that rare bonus in London: a private balcony where you can sit with your morning coffee and a bit of sky. Inside, there's a generous open-plan kitchen/reception room, a spacious double bedroom, and a contemporary bathroom, all finished to a high standard and with a calm, move-in-ready feel. Blackhorse Road station is a 10 minute walk away with easy access to the Victoria Line and St James Street Overground is just a few minutes' walk away too, taking you straight into Liverpool Street, while the Walthamstow Wetlands offer relaxing green space when you want a break from the city pace.

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

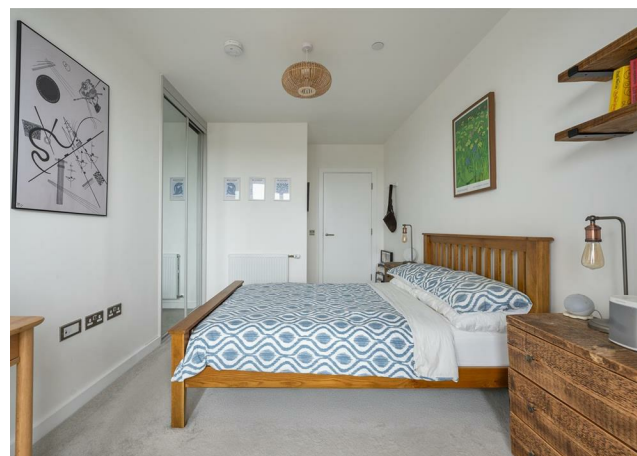
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Step into the hallway and you'll find a built-in storage cupboard ideal for keeping coats, shoes, and everyday clutter neatly out of sight. The hub of the home is the open-plan kitchen/dining/living space, bright, sociable, and easy to live in. Glossy grey cabinets are arranged in a smart U-shape kitchen to the rear to maximise prep space, with integrated appliances keeping everything sleek and tidy. Oak wood flooring runs throughout, while recessed spotlights let you tailor the lighting to suit your mood. A large window fills the room with light, and a glazed door opens onto a private terrace. Sheltered and decked with stunning views over the whole borough and beyond, it's perfect for morning coffee or evening unwinding. Add a few planters and you've got yourself a personal patch of calm. The double bedroom also has access to the balcony, giving it a lovely sense of openness, and with a mirrored wardrobe already built in, that's one less thing to think about. The bathroom is modern and well-finished, with a classic white suite that includes an integrated basin and a full-size bath with overhead shower. Warm buff-toned tiles wrap the room and floor, giving it a smart, contemporary feel. With secure entry via intercom, lift access, and bike storage, it's a wonderfully convenient place to call home. Located on the roof of the second floor, there's even a beautifully landscaped communal podium garden, where better to get to know your neighbours?

Described by the Times as "diverse, vibrant, and cool without being frosty," Walthamstow offers everything from bustling hangouts and independent shops to beautiful parkland and handsome period homes. It's no wonder this neighbourhood continues to be a magnet for those looking to put down roots.

WHAT ELSE?

In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, featuring independent eateries like Chickenish/Green Grill for delicious plant-based dishes, grab a pint at the Untraditional Pub - you can even get a haircut, tattoo or massage! 2 mins walk and you'll find another local favourite - Beaten by a Whisker serving mouth-watering pastries. Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching. For nightlife and entertainment, head to the lively Big Penny Social, a vast beer hall with street food, live music, and a buzzing atmosphere. Soho Theatre Walthamstow, just recently opened, provides cutting-edge shows and top-class comedy. With excellent Overground connections at St James Street Station just a short walk away, whisking you to Liverpool Street in under 15 minutes or the Victoria Line at Walthamstow Central, you're never far from the action, whether locally or in central London.



A WORD FROM THE OWNER...

"We love living in Walthamstow - it's such a vibrant area with a great mix of things going on. On weekdays, we often take a walk to Beaten by a Whisker or CRATE for a coffee or a bite to eat. Saturdays are for heading to Lloyd Park, where the market offers up delicious street food, and we always enjoy a wander around the William Morris Gallery. We've also caught a couple of great comedy and theatre shows at the new Soho Theatre, and when we're in the mood for a drink, the Blackhorse Beer Mile is ideal for a casual wander between breweries. When we need some fresh air, the Walthamstow Wetlands are just a short walk or bike ride away - all that greenery really makes you forget you're still in London. And if we need to head into Central London, it's super easy with the Overground just around the corner and the Victoria Line only a 10-minute walk away."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM