



Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>

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.

Storage

Reception Room  
10'8" x 14'0"

Bedroom  
13'8" x 11'2"

Bedroom  
8'4" x 10'8"

Bathroom  
7'6" x 4'7"

Kitchen  
11'8" x 5'1"

Garden  
approx 30'6" x 9'2"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## COPPERMILL LANE, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Ex Warner Maisonette
- Ground Floor
- Own Section of Rear Garden
- Close to St James Street Station
- Next to Walthamstow Wetlands

Set on Coppermill Lane, this two bedroom ground floor ex Warner maisonette places you right by Walthamstow Wetlands, with St James Street station within easy reach for a straightforward run into town. You've also got this well-loved pocket of Walthamstow on your doorstep, with a lovely sense of calm, plenty of greenery and a strong neighbourhood feel.

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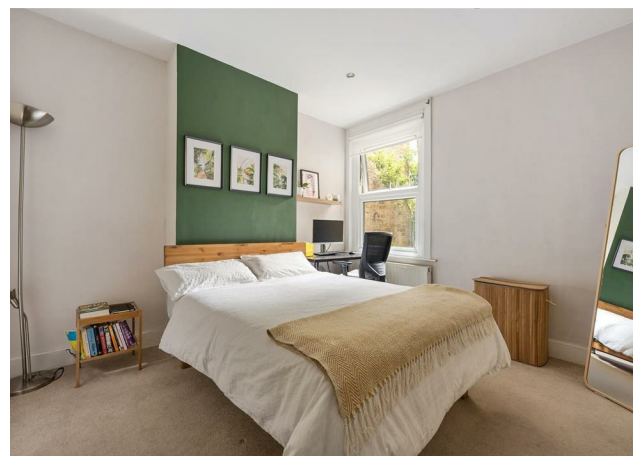
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#### IF YOU LIVED HERE...

Stepping inside, the layout unfolds in that classic Warner way, with a long hallway drawing you through the home and useful built-in storage tucked neatly to one side. The reception sits at the front, a bright, welcoming room with stripped timber floorboards underfoot, a characterful fireplace and bespoke shelving set into the alcoves. Just beyond, the principal bedroom is a generous double, softly finished and well proportioned, while the second bedroom sits further along the hall, making it a flexible space for guests, a nursery or a calm place to work from home.

To the rear, the kitchen is neatly arranged with shaker-style cabinetry, timber worktops and a door leading straight out to your own section of rear garden. The bathroom sits just beside, smartly finished with pale blue tiling, a window for natural light and a bath with overhead shower. Outside, the garden gives you a lovely bit of outdoor room to enjoy, with a paved seating area and planted borders, plus space to put your own stamp on things over time.

#### WHAT ELSE?

CRATE at St James Street is close by for street food, drinks and an easy social spot with a real neighbourhood feel. The Coppermill and the walking routes around Sandy Lane add to the appeal here, giving you a lovely way to head out on foot beside the water and into the wider Wetlands landscape. Blackhorse Road is also within easy reach, giving you Victoria line and London Overground connections when you need them. St James Street station is close by, making journeys into Liverpool Street and across London simple. Walthamstow Wetlands is right nearby, offering miles of open space, walking routes and a welcome sense of escape.



#### A WORD FROM THE OWNER...

"We absolutely love our flat and the generous bedroom and living room space, along with the our refurbished south-facing garden for morning coffees when the sun is out. The location itself is unmatched, St James Street 5 mins walk and Blackhorse Road 12 mins walk, plus The Wetlands, Walthamstow Marshes and River Lea offer a picturesque walk minutes from the flat, plus surrounded by the many cafes and restaurants of Walthamstow. We're hoping to stay in the area if we can."

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