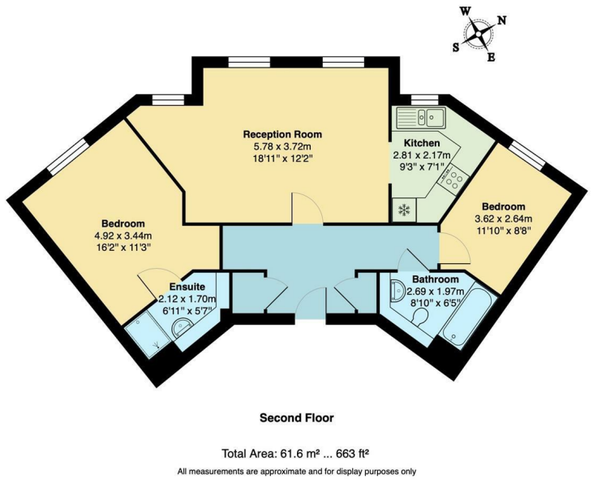
THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT




**Second Floor**

Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only

Receptionn Room
18'11" x 12'2"

Kitchen
9'2" x 7'1"

Bedroom
16'1" x 11'3"

Bedroom
11'10" x 8'7"

Bathroom
8'9" x 6'5"

Bathroom (Ensuite)
6'11" x 5'6"



# WOOD STREET, WALTHAMSTOW

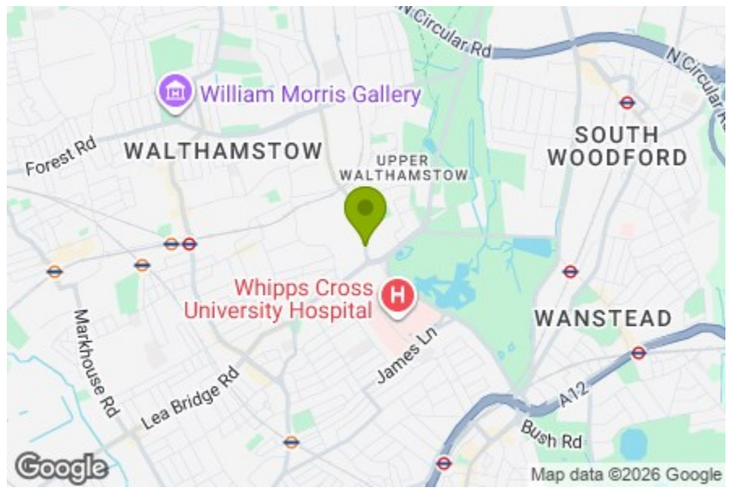
## Offers In Excess Of £350,000 Leasehold
## 2 Bed Flat

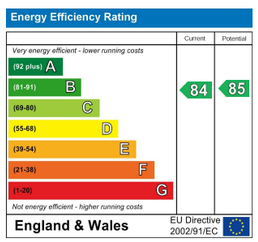
**Features:**

- Two Bedroom Flat
- Second Floor
- Chain Free
- Close to Wood Street Station
- 663 sqft
- 104 Year Lease

Set on the second floor close to Wood Street Station, this chain free two bedroom flat offers bright, easy living in a well-loved Walthamstow pocket. Wood Street has a lovely neighbourhood feel, with independent cafés, useful shops, creative corners and green spaces all within easy reach.

REQUEST A VIEWING
0203 397 9797




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**E4 & N17**
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IF YOU LIVED HERE....

Step inside and a central hallway leads you through the home, with built-in storage helping to keep everyday life tucked neatly away. The reception room is a generous, light-filled space, with multiple windows bringing in plenty of daylight and plenty of room for both relaxing and dining. Just off the living space, the separate kitchen is neatly arranged with warm timber cabinetry, good worktop space and everything close at hand for day-to-day cooking.

The principal bedroom sits to one side of the apartment and comes with its own ensuite shower room, creating a quiet and comfortable retreat. Across the hallway, the second bedroom is another good-sized room, well suited to guests, working from home or simply giving the home a little more flexibility. The main bathroom sits nearby, finished with a bath for slower evenings and a clean, practical feel.

Beyond the front door, Wood Street brings together the best of local Walthamstow. You've got everyday essentials close by, brilliant places for coffee and a strong sense of community, while Epping Forest and Lloyd Park are both ready when you need fresh air and open space.

WHAT ELSE?

- Wood Street Station is just a short walk away, with Overground services into London Liverpool Street.

- Local favourites include Dudley's, Wood Street Bakery, Pillars Brewery and Wood Street Indoor Market.

- Epping Forest is within easy reach for weekends outdoors.



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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