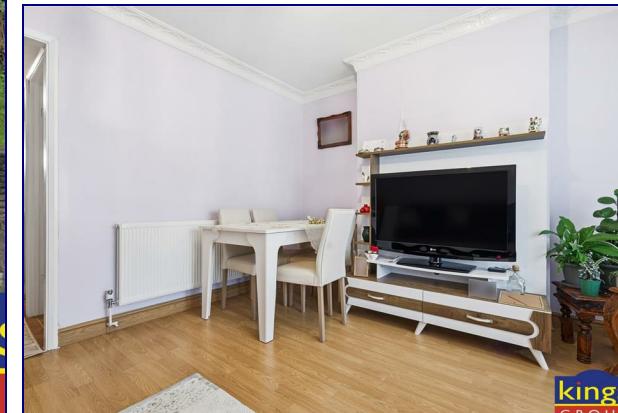




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**St. Stephens Close, London, E17 9NT**  
**Offers In The Region Of £450,000**

Nestled in the charming Walthamstow Village, this well-presented split-level flat on St. Stephens Close offers a delightful blend of comfort and style. Spanning an impressive 678 square feet, the property features two spacious bedrooms, perfect for a small family or professionals seeking extra space. The inviting reception room serves as a wonderful area for relaxation and entertaining, while the modern bathroom ensures convenience for daily living.

One of the standout features of this flat is the lovely balcony, providing a private outdoor space to enjoy a morning coffee or unwind after a long day. Residents will also benefit from access to communal gardens, ideal for leisurely strolls or social gatherings with neighbours.

Walthamstow Village is renowned for its vibrant community atmosphere, with an array of local shops, cafes, and restaurants just a stone's throw away. The area is well-connected, making it easy to explore the wider attractions of London.

This property presents an excellent opportunity for those looking to settle in a desirable location that combines urban living with a touch of tranquillity. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress.

### Hallway

#### 5'7" x 11'10" (1.71 x 3.61)

Single radiator, tiled flooring, power points and smoke alarm.

### Reception

#### 13'5" x 13'1".65'7" (4.11 x 4.20)

Double glazed window to rear aspect, double radiator, laminate flooring and power points.

### Kitchen

#### 7'10" x 11'10" (2.40 x 3.61)

Double glazed window to front aspect, tiled walls and flooring, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and gas hob, extractor with hood sink with drainer, plumbing for washing machine and power points.

### Landing

#### 5'7".278'10" (1.712.85)

Laminate flooring.

### Bathroom

#### 5'7" x 7'5" (1.71 x 2.28)

Double glazed window to front aspect, tiled walls and flooring, single radiator, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and vanity under, low level flush w/c.

### Bedroom One

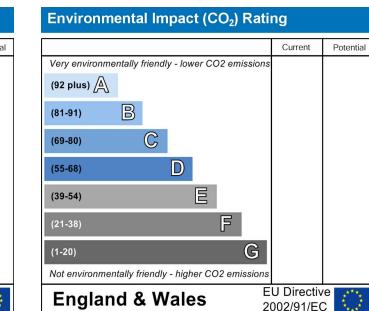
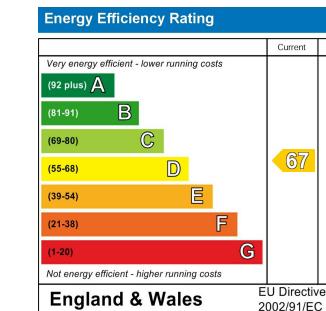
#### 11'9" x 13'5" (3.60 x 4.11)

Double glazed window to rear aspect, double radiator, laminate flooring and power points.

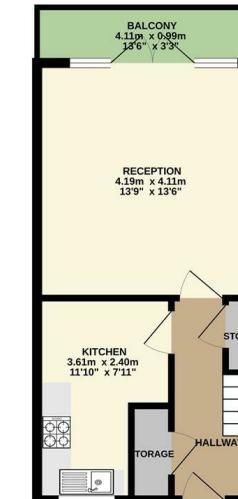
### Bedroom Two

#### 7'10" x 145'0" (2.40 x 44.20)

Double glazed window to front aspect, double radiator, laminate flooring and power points.



GROUND FLOOR  
32.1 sq.m. (345 sq.ft.) approx.



1ST FLOOR  
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA: 64.2 sq.m. (691 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplan is for illustrative purposes only and should not be relied on as an accurate representation of the property as to their operability or efficiency can be given.

