

Reception Room  
10'9" x 13'8"

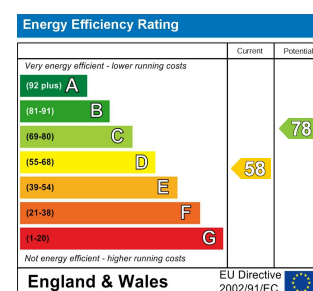
Kitchen/Diner  
10'5" x 12'3"

Bedroom  
11'7" x 10'5"

Bedroom  
7'4" x 6'9"

Bathroom  
7'4" x 6'0"

Garden  
33'5"



## ST JOHNS ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Well Presented
- Section of Shared Garden
- Kitchen Diner
- Chapel End Corner Location

A beautifully presented two bedroom Victorian ground floor flat in the Chapel End corner of Walthamstow, complete with a section of shared garden and a spacious kitchen/diner. Set within easy reach of Wood Street Station, this is a well-connected neighbourhood known for independent cafés, green spaces and a strong sense of community.

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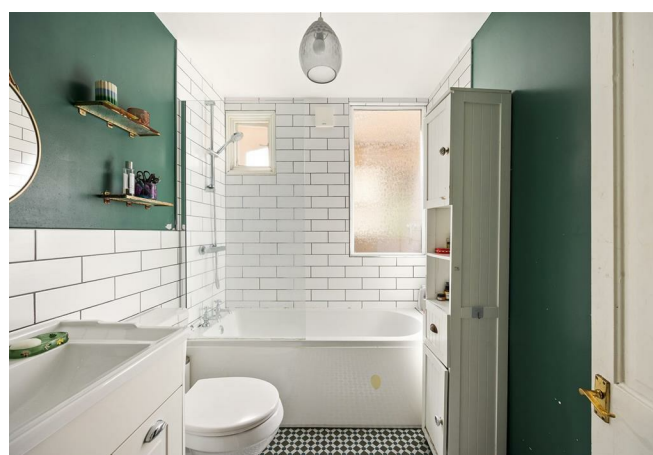
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**IF YOU LIVED HERE...**

Step through your own front door and into a hallway connecting each room of this thoughtfully arranged home. To the front, the reception room is bright and comfortable, with a large bay window drawing in natural light. The period fireplace adds a lovely focal point.

Moving through the flat, the principal bedroom sits centrally, offering calm décor and room for freestanding furniture. The second bedroom sits just beyond, with flexibility as a guest room, nursery or workspace. Past here, the bathroom sits next to the kitchen/diner, finished in a clean, contemporary style with metro tiling and a bath with shower overhead.

At the rear, the kitchen/diner forms the social heart of the home. Navy cabinetry, wooden worktops and white tiled splashbacks create a timeless look, while the dining area has space for everyday meals. Double doors open onto your section of the shared garden, bringing in greenery and light. In total, the

apartment offers around 630 sq ft, all well presented and ready to enjoy.

**WHAT ELSE?**

- Wood Street Station is within easy reach, with direct Weaver line services to Liverpool Street, while Walthamstow Central is nearby for Victoria line connections.
- The Wood Street neighbourhood offers favourites including Chocolatine Bakery, The Duke, Dudley's and Wood Street Indoor Market.
- Hollow Ponds and Epping Forest are both close by, offering woodland walks, open water and space to pause.



**WORD FROM THE OWNERS...**

"It was a wonderful property to start a family and a great area to invest in. Endless amenities for babies and toddlers. Neighbours include two couples in their late 30s, early 40s. Friendly and cooperative, both of whom keep a key to our house."

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