



Dining Room  
12'5" x 12'1"

Reception Room  
12'5" x 10'11"

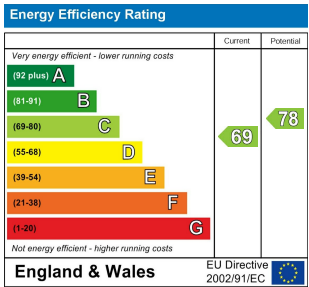
Kitchen  
8'11" x 7'4"

Bedroom  
13'9" x 12'5"

Bedroom  
11'4" x 9'4"

Bathroom  
8'11" x 4'11"

Garden  
26'2"



## NORTHBANK ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Chapel End Location
- Private Rear Garden
- Two Reception Rooms
- Side Access

This two-bedroom Victorian ground-floor flat sits in Chapel End, a well-connected pocket of Walthamstow with plenty of greenery nearby and Wood Street, Highams Park and central Walthamstow all within easy reach. Inside, two separate reception spaces give the home plenty of flexibility, while a private rear garden and side access add welcome outdoor space.

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#### IF YOU LIVED HERE...

The front door opens directly into the dining room, which forms the central point of the flat. Timber flooring runs underfoot and there's plenty of room for a generous dining table. From here, doors lead separately to the reception room, one of the two bedrooms and the kitchen. The reception is a distinct living space, with a fireplace providing a warm focal point and glazed doors opening straight onto the private rear garden.

The kitchen is also accessed directly from the dining room, with pale cabinetry, timber worktops and a tiled splashback. From here, the layout continues towards the rear of the flat, where you'll find the second bedroom and bathroom. The bathroom is finished with pale blue-green wall tiles and a bath with shower overhead, while the two bedrooms offer useful separation within the layout.

Outside, the private rear garden provides a good-sized outdoor space, with a decked seating area, mature tree and a flower bed offering scope for planting. Separate side access is a useful

addition, particularly for bikes and garden equipment.

#### WHAT ELSE?

- Wood Street station is nearby for London Overground services, while Walthamstow Central offers both Victoria line and Overground connections, making journeys across East London and into central London straightforward.
- Chapel End puts you close to some excellent local favourites. Buhler and Co on Chingford Road is a much-loved neighbourhood spot for coffee and brunch, while Wood Street has its own collection of independents, including Chocolatine Bakery.
- For green space, you're well placed for Lloyd Park, home to the William Morris Gallery and its landscaped gardens, while the open spaces of Epping Forest and Highams Park are also within easy reach.



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

"We've been lucky enough to call Northbank Road home for the past 10 years. We've shared the home with our cat Molly, and over time it has become much more than just a flat, it's been our home in a part of Walthamstow we've really come to love. Northbank Road is a peaceful, friendly street with a real sense of community, while still being close to everything that makes Walthamstow such a great place to live. The flat gets the sun all day, and we have enjoyed having a glass of wine on the decking in the evening and hosting BBQ's in the garden throughout the summer months for our friends. One of our favourite things about the flat is the proximity to brilliant independent spots. Ruttle & Rowe is just a couple of minutes' walk away and has become our go-to for coffee. Lloyd Park is around a 10-minute walk and has been a favourite for runs, walks and green space. It's a real bonus having such a beautiful park so close. We're also very close to Wood Street, which is fantastic for both daily life and commuting. Wood Street Station offers quick links into East London and Liverpool Street, making the City very accessible. The area itself has a strong independent feel, with shops, bakeries, local restaurants and the indoor market all adding to its character."

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