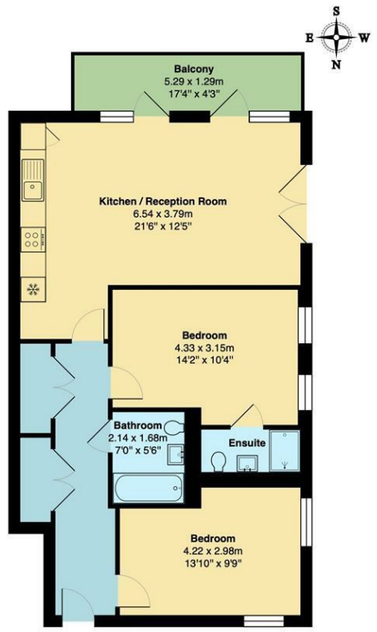
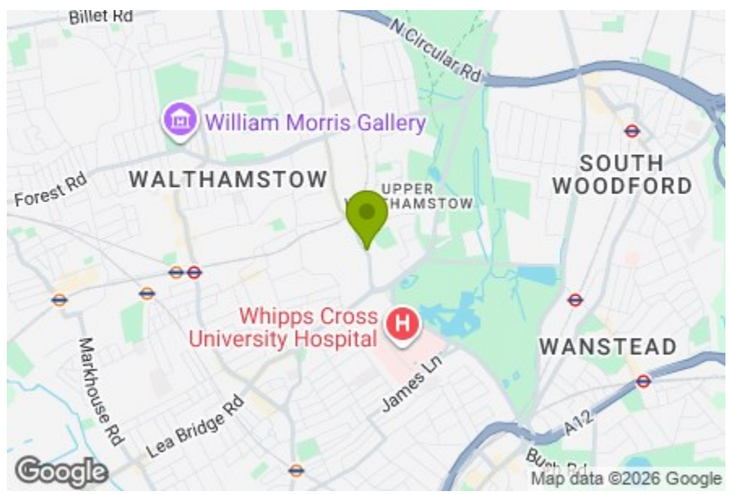
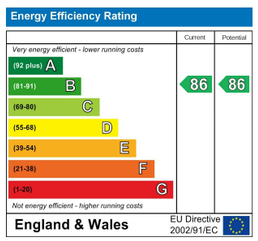


Second Floor

Total Area: 73.2 m² ... 788 ft² (excluding balcony)

All measurements are approximate and for display purposes only





E11, E7, E12 & E15
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E4 & N17
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0203 369 6444

E17 & E10
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Kitchen/ Reception Room
21'5" x 12'5"

Balcony
17'4" x 4'2"

Bedroom
14'2" x 10'4"

Bedroom
13'10" x 9'9"

Bathroom
7'0" x 5'6"

Ensuite

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



1 PICTURE HOUSE MEWS, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold

2 Bed Apartment - Purpose Built

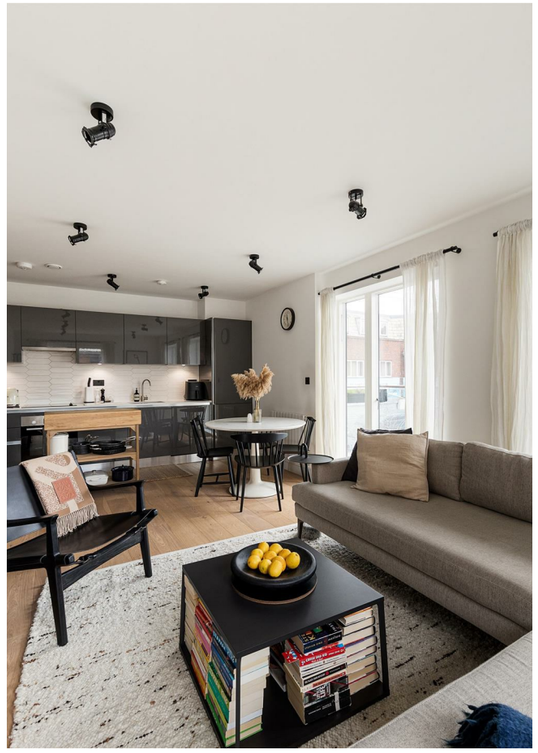
Features:

- New Build Development
- Stylish Living
- Two Bedroom Apartment
- Two Bathrooms
- Large Living Space
- Set Back from the Main Road
- Private Balcony
- Communal Roof Terrace
- Good Transport Links
- A Plethora of Amenities on Your Doorstep

Situated in a lovely corner of E17, this bright and modern two-bedroom apartment offers all the convenience you'd expect from a contemporary development. Highlights include a spacious living area, a south-facing balcony, and two stylishly finished bathrooms (one an ensuite)

The location is equally impressive: just a short stroll from the lively buzz of Wood Street and the picturesque charm of Walthamstow Village, with excellent transport links nearby, putting the best of the area right on your doorstep.

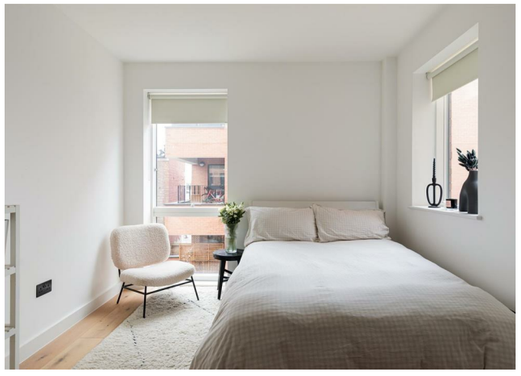
REQUEST A VIEWING
0203 397 9797

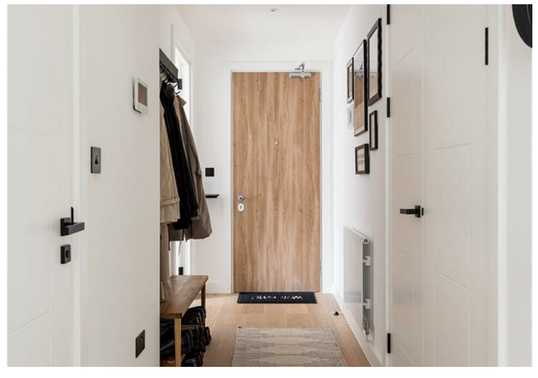














REQUEST A VIEWING
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IF YOU LIVED HERE...

Presented in excellent condition, this 788 square foot second-floor home is ready to welcome friends and family from day one. The neutral decor creates a calm and relaxing atmosphere, perfect for chilling at home.

The bright, open-plan kitchen and reception room is generously proportioned, offering plenty of space for both dining and relaxing, with a sleek, modern kitchen that will surely always make entertaining a pleasure.

Both bedrooms are equally well finished, with neutral decor throughout. One benefits from a sleek ensuite, while the additional bathroom ensures mornings are stress-free.

WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.
- Your new local is the Lord Raglan, a traditional boozer with a sun trap garden and a great selection of drinks.
- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space, including Lloyd Park, which houses the William Morris Gallery, Fellowship Square, with its impressive fountains, and Hollow Ponds, at the cusp of Epping Forest.

A south-facing balcony provides a private outdoor retreat during warmer months, complemented by access to the communal roof terrace.

On your doorstep you've got the brilliantly eclectic Wood Street, where you'll find everything from the award-winning Chocolatine bakery to the Wood Street Bear bar. At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, Pillars and Mother's Ruin.

Even closer you'll find Lacy Nook, a brilliantly rustic balkan dining experience. The Lambs Cafe is another great option, especially for a hearty full English or Greek breakfast.

In the other direction, Walthamstow Village is packed with ancient history, as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores.

If you need to escape further afield, you'll be pleased to know that you're only a few minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or walk 23 minutes to Walthamstow Central for access to the speedy Victoria line.



A WORD FROM THE OWNER....

"Close to station. Roof top with amazing views over London, especially at NYE with all the fireworks.
Both the bathroom flashes in the flat have been recently replace, everything works perfectly.
There's central heating with intelligent panel switches. "

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