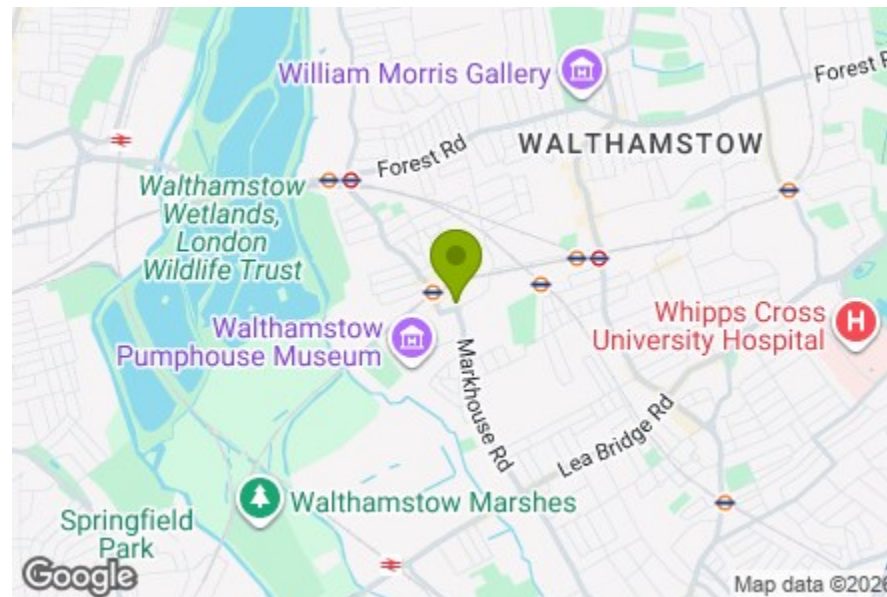




- Balcony
12'4" x 6'7"
- Lounge / Dining Room
10'11" x 16'2"
- Kitchen
10'1" x 10'2"
- Bathroom
- Ensuite
- Bedroom
9'10" x 12'8"
- Bedroom
10'9" x 16'4"

Total Area (Excluding Balcony): 75.0 m² ... 808 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



7 OLD BREWERY WAY, WALTHAMSTOW Offers In Excess Of £475,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Modern Development
- Moments from St James Street Station
- Ensuite to Master Bedroom
- Short walking distance to Walthamstow Wetlands
- Views Over London
- Beautifully Presented

This bright two-bedroom, two bathroom apartment is situated on the second floor of a modern block, right in heart of the dynamic St James Street neighbourhood, and close to some excellent transport connections.

Inside, the apartment is smart and stylish, with immaculate decor, high spec appliances, contemporary fittings, ample storage, a master bedroom with ensuite, and a terrace/balcony. There are also some fantastic green spaces nearby, too, such as the Walthamstow Wetlands and Lloyd Park.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

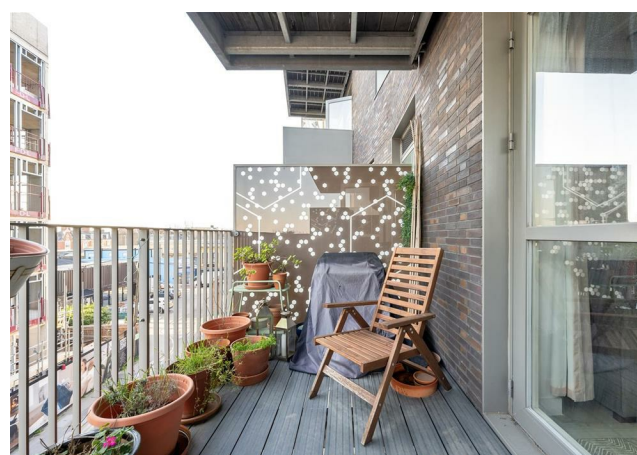
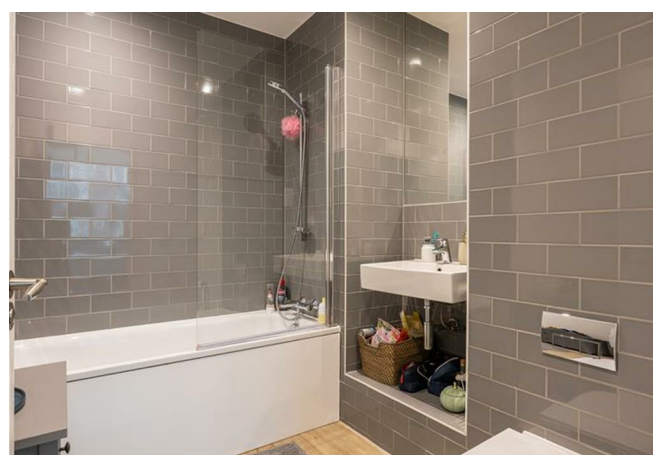
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Set within a sleek, modern development, this beautifully presented two-bedroom apartment offers a stylish metropolitan escape, all moments from St James Street Station. The bright and spacious open-plan living area is awash with natural light, flowing effortlessly onto a private balcony that showcases striking views across London's skyline. The contemporary kitchen, finished with clean, minimalist cabinetry and integrated appliances, is perfect for both everyday living and entertaining. Soft-toned wooden flooring and tasteful décor create a calm, inviting atmosphere, ideal for unwinding after a busy day.

The apartment features two well-proportioned bedrooms, including a tranquil master suite complete with built-in storage and a modern en suite shower room. The second bedroom offers versatility as a guest room, home office, or nursery, catering to a range of lifestyles. A stylish family bathroom, with sleek tiling and quality fixtures, adds to the home's appeal, while thoughtful touches like ample storage and underfloor heating enhance day-to-day comfort.

Perfectly positioned in one of Walthamstow's most desirable spots, the property is a short walk from the expansive Walthamstow Wetlands, offering

500 acres of nature reserves and walking trails. The lively St James Street is right on your doorstep, brimming with independent cafés, shops, and the ever-popular CRATE St James Street market. With excellent transport links via St James Street Station and nearby Walthamstow Central, this apartment offers the perfect blend of urban living with proximity to verdant surroundings.

WHAT ELSE?

- Europe's second longest outdoor market is on your doorstep, enjoy weekends at Walthamstow's Farmer's market, they have a multiplicity of fresh local produce as well as delectable street foods on offer.
- Chequer's will be your new local, the famed E17 pub which hosts an extensive selection of fine beers and local ales, you'll be spoilt for choice in finding the perfect pint!
- Residents will enjoy evening entertainment at the nearby iconic Soho Theatre, with an eclectic programme of critically acclaimed shows.



A WORD FROM THE OWNERS...

"The property has great transport links, close to open green areas (Walthamstow marshes), great community of residents within the flats, convenience of being located just off the market for amenities. In general the flat is in a more 'villagey' / greener space of Walthamstow but still has great access to the city and local amenities."

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