

Kitchen/Lounge/Diner
19'0" x 18'1"

Balcony

Bedroom
9'1" x 16'0"

Bedroom
10'3" x 21'7"

Ensuite
5'6" x 7'8"

Bathroom
8'0" x 5'2"

THIRD FLOOR

Total Area (Excluding Balcony): 84.5 m² ... 910 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 | |



SOUTH GROVE, WALTHAMSTOW

Offers In Excess Of £490,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Beautifully Finished
- Private Balcony
- Secure Block with Concierge Service
- Great Transport Links
- Moments to St James Park

Set on the third floor of a secure, modern development, this two-bedroom, two bathroom apartment is immaculately designed throughout and offers excellent storage, a private balcony, and the added benefit of a concierge service, the ultimate in modern convenience.

The location is just as fantastic, right in the heart of the dynamic St James Street neighbourhood. You'll enjoy excellent transport links, with Walthamstow Central just a short stroll away, along with a wealth of top class amenities on your doorstep. There's also an abundance of green space nearby, including 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

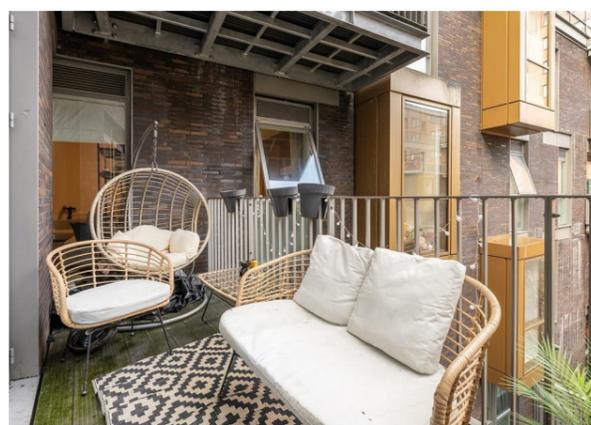
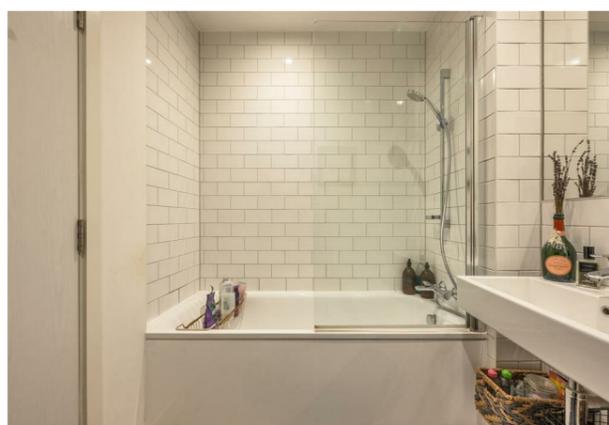
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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@STOWBROTHERS

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0203 397 9797



IF YOU LIVED HERE...

Up on the third floor, your open plan kitchen/living room is bursting with natural light, with smart engineered flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has glossy cabinets and contemporary appliances, so hosting will be top of the list when you settle in.

The bedrooms are just as smart, with more of spotless decor. One has a contemporary ensuite, while there's another sleek bathroom off the spacious hallway. The balcony will be your favourite spot for relaxing on warm days - and the lofty height provides a touch of energy efficiency too.

This part of E17 has boomed with youthful energy in recent years, with several independent businesses opening locally. You may already be familiar with creative hub CRATE St James, an eclectic collection of ventures housed in shipping containers, but there are plenty of other perks on your doorstep too, including popular brunch spot The Curious Goat and bar/pizzeria True Craft.

For travel further afield, St James Street station is just a few minutes on foot, offering quick access to Liverpool Street via the Weaver Overground, while Walthamstow Central is around ten minutes away for the speedy Victoria line.

WHAT ELSE?

- Fancy doing something a little different? Located at Walthamstow Pumphouse Museum, just a short walk away, supperclub.tube offers a unique dining experience inside a refurbished Tube carriage.
- Conveniently, a fantastic coffee shop, Beaten by a Whisker, is mere metres away. Pick up a drink to go and one of their moreish cinnamon buns to enjoy on your balcony.
- Despite all the urban living, you're still surrounded by greenery: Walthamstow Wetlands is less than a mile away, and both Walthamstow Marshes and Lloyd Park are within easy walking distance.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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