

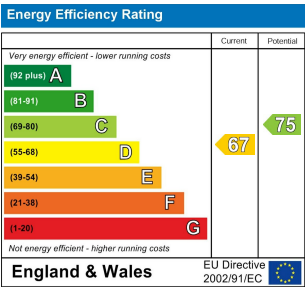
Bedroom
14'7" x 12'2"

Bedroom
11'10" x 10'8"

Bathroom
6'1" x 5'8"

Kitchen/Reception Room
26'8" x 9'6"

Garden
37'8"



NORTHCOTE ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Immaculately Presented
- Large Private Rear Garden
- Open Plan Kitchen Reception Area
- Close to Walthamstow Central
- Quiet Residential Street

A beautifully presented two bedroom Victorian ground floor flat on a quiet Walthamstow street, with a wonderfully long private garden and an open-plan living space made for everyday life. Walthamstow Central is within easy reach, while the cafés, restaurants, shops and culture around Hoe Street and the High Street put plenty close to home.

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IF YOU LIVED HERE...

You enter into a hallway, with the principal bedroom set at the front of the flat. It's a lovely, calm room, with a bay window and shutters bringing in plenty of daylight, while soft pink walls, patterned curtains and a traditional radiator add warmth. The second bedroom sits just behind, finished in a muted green with a large window. From here, the hallway continues past the bathroom, where blue and white chequerboard tiling gives the space plenty of personality, alongside a bath with shower above.

At the rear, the home opens into an impressively long kitchen, dining and reception room. Timber flooring runs throughout, with space naturally divided between cooking, dining and relaxing. The kitchen is arranged towards one end with soft green cabinetry, open shelving and white worktops, while the dining area and comfortable reception space lead towards glazed double doors at the far end.

Those doors open directly onto the private rear garden, which extends to around 11.5 metres according to the floorplan. A winding paved path runs between gravelled areas and raised timber planters, with established trees and

planting adding greenery and a paved seating area towards the end. It feels like a natural continuation of the living space and gives the flat a particularly generous amount of outdoor room.

WHAT ELSE?

- Walthamstow Central puts both the Victoria line and London Overground within easy reach, making journeys towards central London and Liverpool Street straightforward. Soho Theatre Walthamstow is also nearby on Hoe Street, with a busy programme of comedy, theatre and live performance.
- There's plenty locally for food and coffee, from CURIOUS GOAT at Malt Court to Today Bread on Hoe Street, while Walthamstow Market brings a long stretch of shops and stalls to the neighbourhood.
- For a little more open space, Walthamstow Wetlands, London Wildlife Trust offers a vast waterside nature reserve within the wider local area, with walking routes and plenty of room to escape the streets for a while.



A WORD FROM THE OWNER...

"We've absolutely loved living here, particularly how well connected the flat is. Sitting between Blackhorse Road, Walthamstow Central and St James Street stations has made getting around incredibly easy, while Lloyd Park, St James Park and the Walthamstow Wetlands are all just a short walk away.

The flat has also been a wonderful place for hosting friends and family. The open-plan living space flows straight out into the large garden, which we've made the most of over the years. The second bedroom has been really versatile too – it started out as a comfortable double room for guests before becoming a nursery for our daughter. It's been a very happy home for us and we'll be sad to leave."

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