

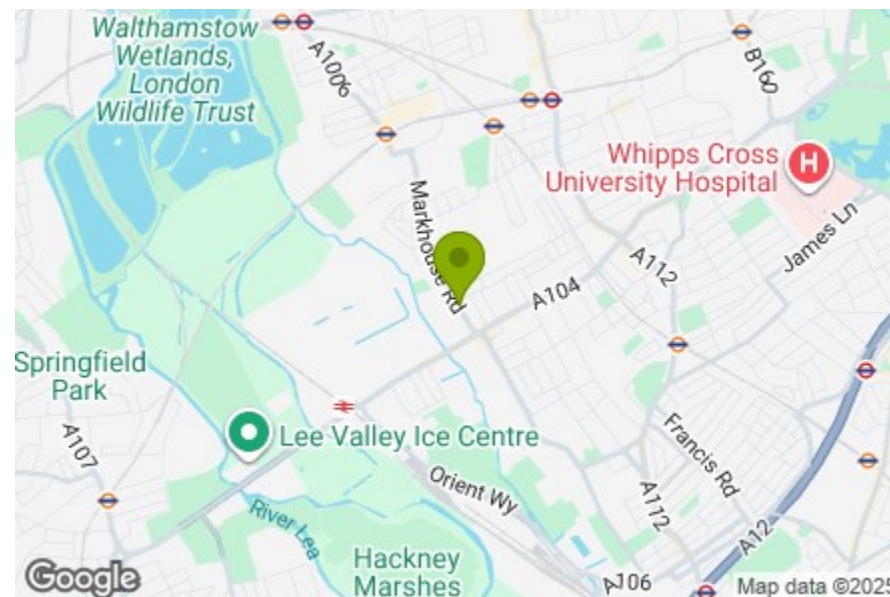
Reception Room  
10'7" x 13'2"

Bedroom  
10'7" x 10'5"

Bedroom  
8'2" x 10'6"

Bathroom  
8'1" x 6'3"

Kitchen / Diner  
11'10" x 10'4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MARKHOUSE ROAD, WALTHAMSTOW

Offers In Excess Of £435,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Well Presented
- Kitchen Diner
- Own Section of Garden
- Short Walk to St James's Station

This attractive ground floor home forms part of the well-regarded Ex Warner maisonettes, known for their distinctive character and solid build. The property features two well-sized bedrooms and a bright reception room, complemented by a spacious kitchen diner that's ideal for both everyday living and entertaining. To the rear, there is the added benefit of your own section of garden, offering an outdoor retreat. Well presented throughout, the home is ready to enjoy, while its position just a short walk from St James Street Station ensures excellent access to the city alongside all the local amenities close by.

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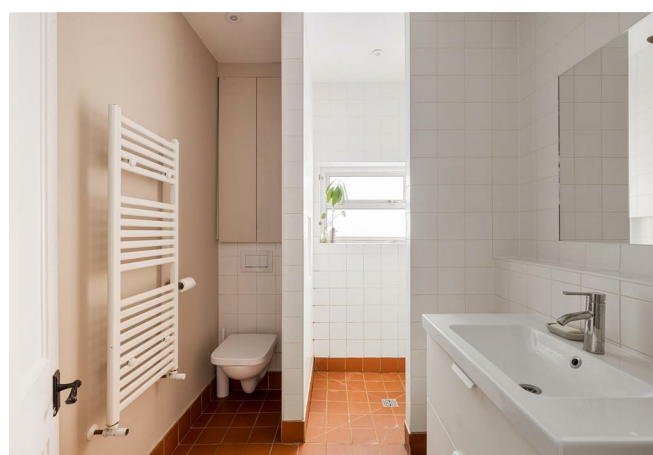
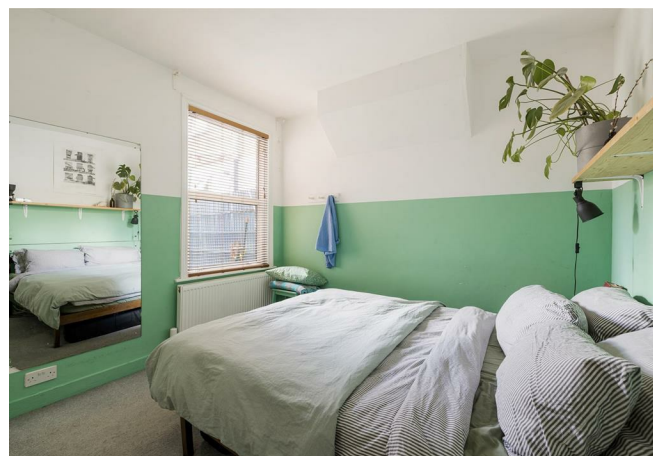
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#### IF YOU LIVED HERE...

Step inside to a welcoming hallway, where wood flooring runs the length of the space and natural light filters through the glazed panels and transom window of the front door. This creates an airy entrance, complemented by fresh finishes that keep the space bright. A deep built-in cupboard is neatly tucked away, providing useful storage while maintaining a clean flow through to the rooms beyond.

At the front, the reception room is framed by a generous bay window, allowing sunlight to pour across the polished floorboards. The room carries a refined yet warm atmosphere, ideal for quiet evenings or entertaining with ease. Next door, the main bedroom is well-proportioned and calm, with a large window ensuring plenty of daylight. Its simplicity and balance of space make it a restful retreat. A second bedroom lies further along the hall, where soft tones and natural brightness lend themselves to a comfortable setting.

The bathroom is arranged with a practical sense of space, combining tiled finishes with warm terracotta flooring. A window keeps the room fresh, while a discreet utilities area enhances functionality without disrupting its clean lines.

Towards the rear, the kitchen diner brings together style and everyday convenience. Dark cabinetry is set against warm timber worktops, with wooden floors running

throughout to tie the space together. A large window and glazed door invite in light and provide easy access to the outside. With ample room for a dining table, it's a place well suited for family meals or relaxed gatherings.

Beyond, the south-west facing shared garden blends lawn and paving, softened by mature trees and plenty of sunshine, a welcoming spot for outdoor dining or quiet moments.

The surrounding area offers a lively mix of independent spots and green escapes. For fresh pastries and artisan bread, Weirough Bakery is a favourite, while CRATE St James Street brings together local food vendors, creative businesses, and community spirit under one roof. When it comes to pubs, The Hare & Hounds is close by with a welcoming atmosphere and a well-curated drinks list. Green spaces are in easy reach too, with Leyton Jubilee Park offering wide playing fields and walking paths, and St James Park providing a more traditional setting for relaxed strolls. For something wilder, the expansive Walthamstow Marshes are also close at hand.

#### WHAT ELSE?

Transport links are well within reach, with St James Street Station around 15 minutes away, offering swift connections into central London. A little further on, Walthamstow Queens Road provides convenient links across the Overground network, while Lea Bridge offers quick journeys into Stratford and beyond.



#### 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 MANAGER

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