

Total Area: 59.1 m² ... 636 ft²
All measurements are approximate and for display purposes only



Kitchen / Reception Room
17'3" x 15'4"

Bedroom
8'1" x 6'10"

Bathroom
8'1" x 5'9"

Bedroom
12'1" x 12'0"

Bathroom
8'9" x 7'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



STAINFORTH ROAD,, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Huge Lounge
- Chain Free
- Two Bathrooms
- Communal Gardens
- Moments from Village
- Close to Walthamstow Central Station

Tucked between the charm of Walthamstow Village and the everyday buzz of Hoe Street, this smart two-bedroom, two-bathroom home puts you right where you want to be. Orford Road's cafés, independents and pubs are a short wander away, while everything else is even closer. Set on the third floor of a well-kept, low-rise purpose-built block, the apartment has its own private entrance and 636 sq ft of well-proportioned living space. There's also access to a quiet communal garden at the rear — a welcome escape from the pace of the street. Walthamstow Central and Walthamstow Queen's Road stations are both nearby, making trips on the Victoria line or Overground into Liverpool Street straightforward. Chain-free and ready to move into, it's an easy next step.

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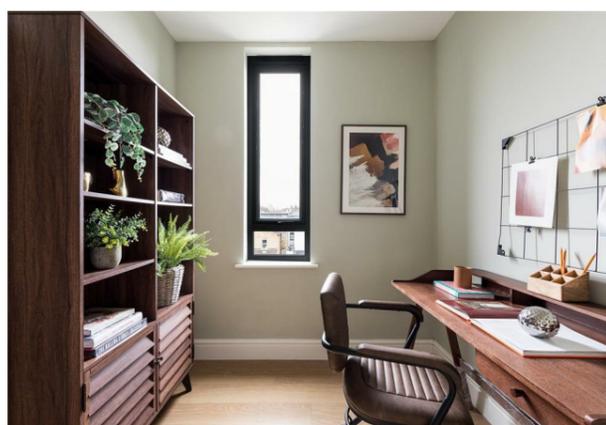
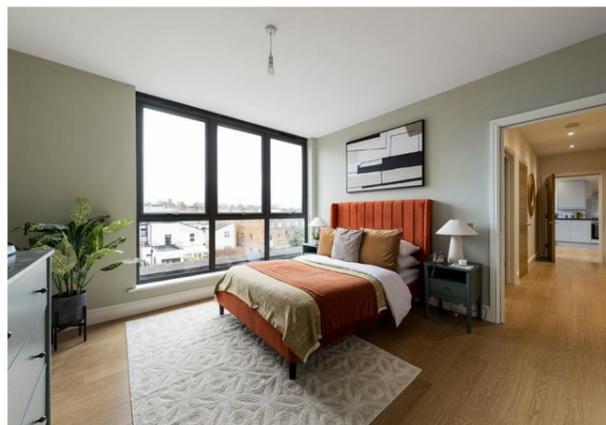
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IF YOU LIVED HERE...

With its smart brick façade framed by steel and glass, this building makes a confident contrast to the Victorian terraces either side. Set within a low-rise, purpose-built block on a quiet residential street just moments from the high street, it offers the rare combination of calm surroundings and immediate access to the buzz of the neighbourhood.

The apartment sits on the top floor. Step inside and all rooms lead from a wide central hallway, with wooden flooring running throughout to give the space a calm, cohesive feel.

The open-plan kitchen and reception room is bright and inviting, lit by three large windows that draw in the morning light from an east-facing aspect. The kitchen is arranged in an L-shape at the rear, leaving plenty of room to properly live, whether that's stretching out on the sofa or sitting down to eat with a view. Contemporary dove-grey cabinetry keeps the look clean and understated, while an integrated oven keep everything neatly tucked away. Black granite worktops offer generous prep space, and a gas hob adds a practical, responsive touch for keen cooks.

The second bedroom is a well-proportioned single that works hard as a flexible space - ideal for a nursery, home office or guest room. Soft sage walls and a black-framed window give it a calm, restful feel, with good natural light throughout the day.

The main bedroom is a comfortable double, echoing the wide windows of the reception room and filled with light. It's paired with a spacious ensuite, adding privacy

and convenience without feeling squeezed in.

There's also a separate main bathroom, finished with a white suite and a bath with shower overhead. Contemporary floor-to-ceiling tiling gives it a clean, modern look, equally suited to a quick morning refresh or a long soak at the end of the day.

To the rear, residents have access to a peaceful communal garden. A well-kept lawn and generous patio are bordered by natural timber fencing and mature hedging, creating a quiet spot to step outside and slow the pace.

WHAT ELSE?

Walthamstow Central is incredibly well connected with the London Underground, National Rail and bus services all within a 15-minute walk. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 mins and Oxford Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line, you'll always find a seat.

After a big refurbishment, Soho Theatre Walthamstow provides 900 seat capacity to enjoying cutting edge theatre and comedy.

Walthamstow High Street and famous street market - the longest in Europe is within easy reach, and with Hoe Street close by, you'll find amazing restaurants, tons of history and some of the best pubs in East London to help convince you, too. Walthamstow Wetlands, covering 500 acres and Europe's largest urban nature reserve, is the perfect place to escape the city.



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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