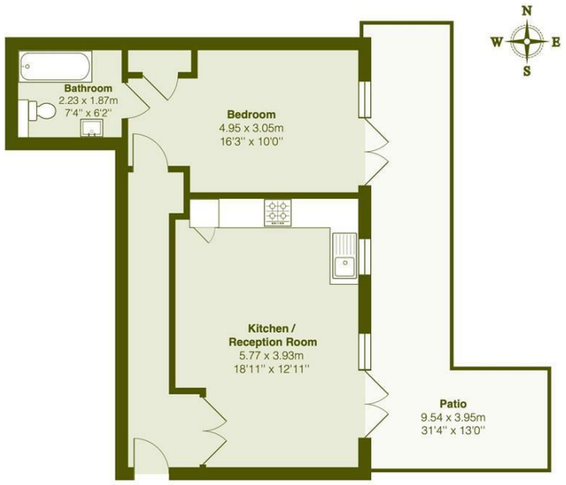
THE STOW BROTHERS



Ground Floor

Total Area: 48.8 m² ... 526 ft²

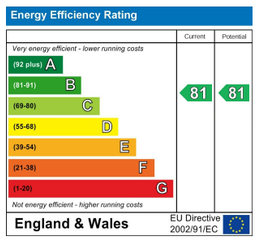
All measurements are approximate and for display purposes only

Kitchen / Reception Room
18'11" x 12'10"

Bedroom
16'2" x 10'0"

Bathroom
7'3" x 6'1"

Patio
29'7" x 3'6"



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STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold

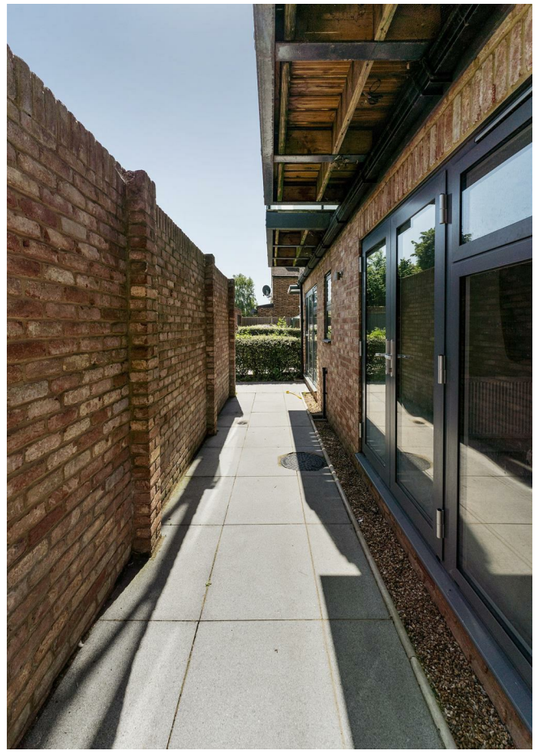
1 Bed Apartment - Purpose Built

Features:

- One Bedroom
- Large Open Plan Kitchen and Reception
- Chain Free
- Modern Bathroom
- Direct Access to Private Section of Garden
- Further Communal Gardens
- Ideal First Time Buy
- Moments From Walthamstow Central
- Close to Village
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold

This one-bedroom apartment offers a generous open-plan kitchen and reception room, creating a comfortable setting for both everyday living and entertaining. Offered chain free, it presents an appealing opportunity for a first-time buyer. A modern bathroom and direct access to a private section of garden add to the sense of independence, while further communal gardens extend the outdoor offering. Positioned moments from Walthamstow Central and within easy reach of the Village, the location balances connectivity with character. The property is sold with a share of freehold, to be transferred once the final flat in the building has completed its sale.

REQUEST A VIEWING
0203 397 9797



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IF YOU LIVED HERE...

Set within a contemporary building finished in warm brick, the façade is defined by crisp detailing and clean-lined windows that give it a strong, confident presence from the street.

On the ground floor, the apartment opens into a welcoming hallway where wood flooring immediately draws you in and continues through the home, creating a cohesive feel throughout. From here, the kitchen and reception room opens out into a well-proportioned, open-plan setting that feels both inviting and thoughtfully arranged for everyday living and entertaining. The kitchen is positioned neatly to one side, allowing the room to read as a single, spacious living area, while broad glazed doors bring in plenty of daylight and open directly onto the private garden, giving the space an easy connection to the outdoors.

The private paved garden offers a defined outdoor area that feels ideal for pausing with a morning coffee or winding down with a drink later in the day. Beyond this, a larger communal garden stretches out with a mix of lawn and paved areas, providing a sociable shared environment with a sense of ease and good upkeep.

Back inside, the bedroom is generously sized and features a built-in wardrobe that integrates seamlessly into the room. Warm flooring and subtle wall tones create a restful atmosphere, while wide glazed doors echo the living area, opening straight onto the garden and reinforcing the indoor-outdoor flow. The bathroom completes the home, finished in soft neutral tiling and arranged around a full-length bath with an overhead shower, offering a refined and considered finish that sits comfortably with the rest of the apartment.

Beyond the front door, the surrounding neighbourhood offers a lively mix of independent favourites and well-loved destinations. For excellent coffee and pastries close by, Today Bread is a natural daily stop. Walthamstow Village is within easy reach, celebrated for its cobbled streets, characterful boutiques and a relaxed mix of spots including Berns & the Beans for coffee and light bites, alongside The Nag's Head for traditional pub fare and drinks. Creative energy comes courtesy of God's Own Junkyard, where glowing installations meet food trucks and craft beers, while Soho Theatre brings comedy and live performances. For green open space, Lloyd Park offers landscaped grounds, a weekend market, cafés and the William Morris Gallery, making it a popular spot for a leisurely afternoon.

WHAT ELSE?
Well connected for getting around the city, Walthamstow Central Station is a five-minute walk away, offering the Victoria line and London Overground services. Walthamstow Queens Road Station is around ten minutes away, with further Overground connections across East and North London, ideal for commuting and weekends.

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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