



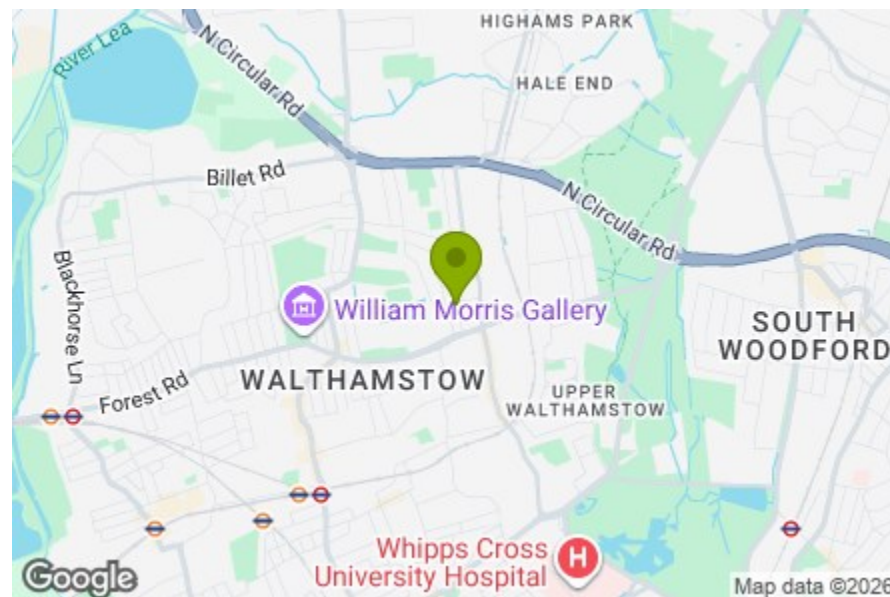
Total Area: 30.0 m² ... 323 ft² (excluding patio)
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room
12'2" x 14'7"

Patio

Bedroom
8'11" x 8'9"

Shower Room
2'10" x 8'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CLIFFORD ROAD, WALTHAMSTOW

Offers In Excess Of £250,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom
- Well Presented
- Long Lease
- Modern Features Throughout
- Own Front Door
- Chain Free
- Short Walk to Wood Street Station

Once a warehouse, this characterful development was thoughtfully converted in 2019 and has been a popular choice for first-time buyers ever since. Set close to Walthamstow's lively Wood Street area, this ground-floor one-bedroom apartment offers 318 sq ft of stylish, easy living. Inside, you'll find smart modern décor, quality appliances, and the comfort of underfloor heating throughout. Everything you need is right on your doorstep, from local shops and cafés to transport links—Wood Street Station (Weaver Line) is just a short stroll away, making it simple to get to Walthamstow Central and beyond. Plus, there's a long lease in place for added peace of mind.

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

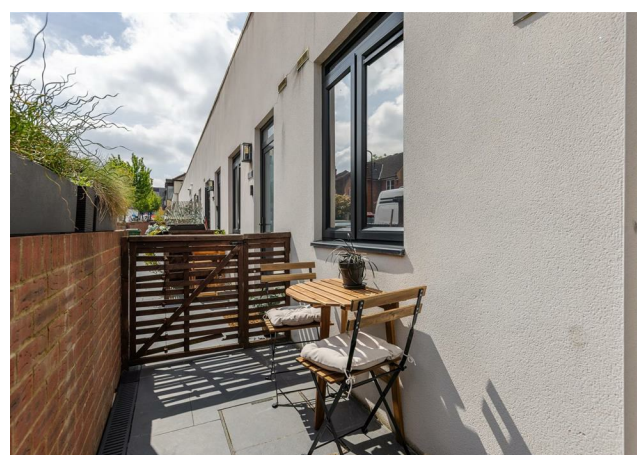
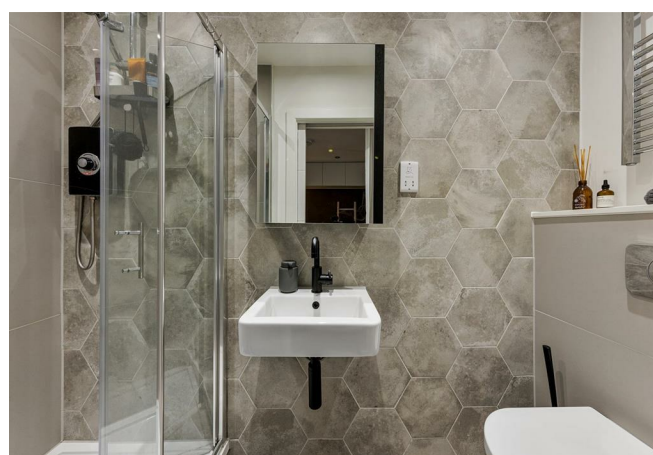
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

The entrance to the apartment is approached through your own private patio—a rare find in a development like this. Framed by a brick wall and finished with slate tiling, it's an ideal spot to grab a breath of fresh air, relax with a morning coffee (or something stronger), and catch up with neighbours.

Step inside and you're welcomed into a bright, open-plan living space covering 179.34 sq ft. There's plenty of room for a sofa, a dining area, and still space to stretch out and make it your own. The fully fitted kitchen is smartly finished with charcoal grey cabinetry, stone worktops, a chevron-tiled backsplash, and quality SMEG integrated appliances. A large window fills the room with natural light, reflecting beautifully off the pale limewash-style wooden floors, while track spotlights give you flexible lighting options when needed.

A striking Crittall-style glazed door separates the bedroom (72.18 sq ft), adding a gorgeous contemporary touch whilst giving a nod to the building's industrial heritage. Inside, a built-in double mirrored wardrobe and overhead storage cupboards maximise the space without compromising the clean, modern style.

Tucked away behind a pocket door, the bathroom continues the sophisticated feel with a walk-in glazed shower, textured hexagonal tiling in taupe, and a crisp white suite—creating a sleek, spa-like atmosphere.

WHAT ELSE?

Walthamstow Central is under a mile away, or a quick hop on the 212 bus from the end of the road will also get you there in under 10 minutes. Wood Street Station is 0.3 miles away, taking you into London Liverpool Street in around 30 minutes or just one stop from Walthamstow Central to connect with the Victoria Line.

Wood Street, E17, is a vibrant and diverse area that offers something for everyone. At its heart lies the charming Wood Street Indoor Market, where you'll find quirky independent shops, vintage treasures, and artisan cafes. For those who enjoy a lively social scene, the area boasts an array of trendy pubs, restaurants, and coffee spots, such as the ever-popular The Duke and Marilyn's Cafe.

Culture enthusiasts can explore the local art scene and enjoy live performances at the nearby William Morris Gallery set in Lloyd Park with its array of civic amenities, including a skate park, tennis courts and play area.



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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