



Second Floor

Total Area: 50.6 m<sup>2</sup> ... 545 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	86
(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	



## SOUTH GROVE, WALTHAMSTOW

£1,900 Per Calendar Month  
 1 Bed Flat



### Features:

- One Bedroom
- One Bathroom
- No Parking
- High Spec Apartment
- Available Now
- Open Plan Living Room
- Contemporary Decor
- Private Balcony
- Council Tax Band B

Situated on the second floor of a modern development, this stylish one-bedroom apartment has immaculate decor throughout, as well as a bright open plan living area, plenty of storage and a private west-facing balcony.

As for the location, it's right in heart of Walthamstow's dynamic St James Street neighbourhood, which also benefits from some excellent transport links. There are some fantastic green spaces nearby too, such as the Walthamstow Wetlands and Lloyd Park.

REQUEST A VIEWING  
 0203 397 9797

**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

STOWBROTHERS.COM  
 @STOWBROTHERS



#### IF YOU LIVED HERE...

Thanks to the abundance of natural light, your 545 square foot apartment has a fantastic sense of proportion, while the neutral decor and stylish fittings set a calm mood just moments away from the buzz of the thriving neighbourhood.

If you work from home, you'll appreciate that the open plan living space has plenty of space for spreading out. The kitchen area has smart units, integrated appliances, sleek worktops and contemporary fittings, which will make cooking a joy. Preparing yourself a drink? Why not enjoy it out on your west-facing balcony?

The bedroom is just as immaculate as the rest of the

apartment, with neutral decor and built-in, while the bathroom is sleek and modern with glossy tiles and an over-tub shower.

This whole part of E17 has boomed with youthful energy in recent years, with several independent business opening. You may already know about creative hub CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including tasty brunch spot The Curious Goat and bar/pizzeria True Craft.

If you need to travel further afield, St James Street station is mere moments away for quick access to Liverpool Street on the Weaver Overground, while Walthamstow Central is slightly further for the speedy Victoria line into the West End.



#### WHAT ELSE?

- Fancy doing something a bit different? Situated in Walthamstow Pumphouse Museum, supperclub.tube offers an incredible dining experience in a refurbished tube carriage.
- Conveniently you've got a fantastic coffee shop - Beaten by a Whisker - just metres away. Grab a drink to go, along with one of their more-ish cinnamon buns, to enjoy on your balcony.
- Despite all this urban living, you're actually still surrounded by greenery; Walthamstow Wetlands is less than a mile away, and you're also within walking distance of Walthamstow Marshes and Lloyd Park.

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM

**Kitchen / Dining / Reception Room**

21'7" x 13'2"

**Balcony**

6'7" x 10'3"

**Bathroom**

6'5" x 7'10"

**Bedroom**

10'11" x 11'7"

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM