

Reception Room  
17'2" x 12'5"

Bedroom  
10'9" x 10'5"

Bathroom  
10'8" x 4'11"

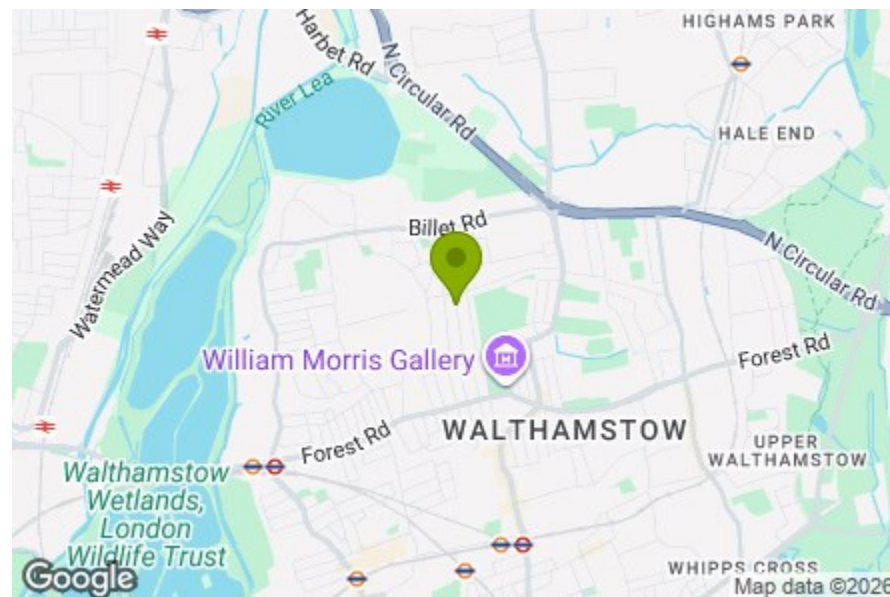
Kitchen/Diner  
11'3" x 11'3"

Bedroom  
14'3" x 11'0"

Eaves Storage

Ensuite  
7'8" x 4'6"

Garden  
26'2"



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		75	80
		EU Directive 2002/91/EC	



## FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Eat In Kitchen
- Arranged Over Two Floors
- Two Bathrooms
- 947 sq ft
- Close to Lloyd Park

Set on a quiet residential street just moments from Lloyd Park, this thoughtfully arranged two bedroom apartment unfolds over two floors and offers a generous 947 square feet of living space. You're perfectly placed here for morning walks through open greenery, with cafés, local shops and the buzz of Walthamstow all within easy reach.

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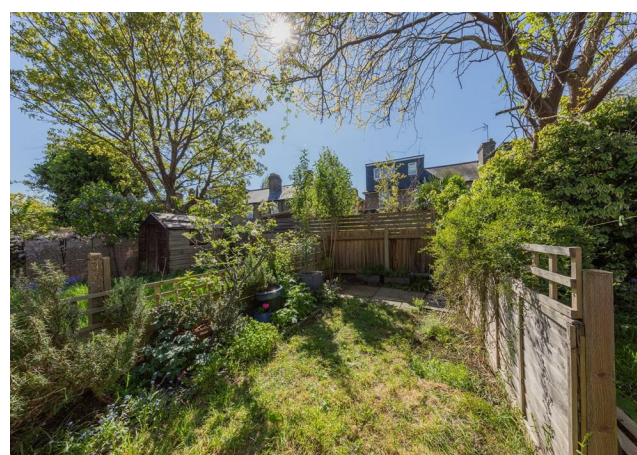
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#### IF YOU LIVED HERE...

You'd be enjoying a home designed with everyday living in mind, laid out across two levels to create a natural sense of separation between spaces. The eat-in kitchen is a welcoming heart of the home, with room to gather, cook and linger over meals. Elsewhere, the layout feels practical and well considered, with two bathrooms adding a level of ease that suits both busy mornings and relaxed evenings.

Upstairs and down, the proportions are generous and the flow between rooms feels intuitive. Two well-sized bedrooms offer calm retreats at the end of the day, while the overall footprint gives you flexibility to settle in and make each space your own. With Lloyd Park just a short stroll away, it's easy to balance home comforts with fresh air and a connection to the neighbourhood.

#### WHAT ELSE?

Lloyd Park is just a short walk away, with its wide open lawns,

tennis courts and the William Morris Gallery at its heart. It's the kind of place you'll return to again and again, whether for a morning run or a slow weekend wander. You're well placed for the independent cafés and bakeries that make this part of Walthamstow so loved, along with a growing mix of restaurants and neighbourhood spots that keep things interesting close to home. Walthamstow Central is within easy reach, giving you swift connections via the Victoria line and Overground, so getting into the City or across London feels simple and reliable. The area has a strong sense of community, something the Stow Brothers hold close, with local businesses, green spaces and creative corners all contributing to a neighbourhood that feels both connected and easy to settle into.



#### 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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