



Reception  
12'1" x 15'10"

Bedroom  
12'1" x 12'5"

Kitchen  
7'10" x 8'5"

WC

Bathroom  
6'9" x 8'11"

Garden  
20'6" x 9'6"

Total Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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		



## HOWARD ROAD, WALTHAMSTOW

### Offers In Excess Of £485,000 Share of Freehold

### 1 Bed Flat



#### Features:

- One Bedroom
- First Floor Flat
- Beautifully Presented
- Original Features
- Private Garden Access via Aubrey Road
- Loft Extension Potential STPP
- Chain Free
- Walthamstow Central Location
- Short Walk to Lloyd Park

A beautifully presented one bedroom first floor flat on Howard Road, set in a lovely spot between Lloyd Park, Walthamstow Village. Walthamstow Central is within easy reach, so you are well connected while still feeling tucked into a quieter residential pocket, with cafés, shops and green space all close at hand.

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**IF YOU LIVED HERE...**

Stairs bring you up to the first floor, where a small hallway connects the main rooms. At the front, the reception room is full of character, with a broad bay window drawing in the light and an original fireplace giving the room a lovely focal point. Soft pink walls, high ceilings and thoughtful decorative touches make it feel elegant but still easy to settle into.

The bedroom is a generous double, finished in muted green tones with fitted storage keeping everything calm and uncluttered. The kitchen is neatly arranged and full of personality, with mustard yellow cabinetry, open shelving and a window that catches lovely sunset views. The bathroom is a good size, with a separate WC alongside, and the private garden is accessed via Aubrey Road.

Another real benefit is the large loft, which is currently boarded for storage. There is also potential to extend, subject to the usual planning permissions, with scope to create a second bedroom and ensuite. Altogether, it feels like a home that has been carefully

looked after, with original features, a warm individual style and room to grow in the future.

**WHAT ELSE?**

Lloyd Park is a short walk away, with the William Morris Gallery, landscaped grounds, tennis courts, cafés and a weekend market nearby.

Walthamstow Village and Orford Road are close by for independent places to eat and drink, while Hoe Street offers plenty of well loved local favourites.

Walthamstow Central is within walking distance for Victoria line and Overground connections into central London and Liverpool Street.



**A WORD FROM THE OWNER...**

"We have absolutely loved living in our flat. It's in the perfect location, less than ten minutes from all of our favourite places: Lloyd Park, the village, Wood street and Walthamstow station. We love how quiet our area is, and be able to walk to everything that we might need. Our flat is very special to us and we lovingly decorated it with care and attention, and hope someone else will be able to appreciate it as much as we have. An added bonus is always the amazing sunsets that we get from our kitchen and bedroom windows."

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