

- Reception
13'1" x 11'10"
- Bedroom
10'6" x 9'9"
- Bathroom
- Kitchen
7'0" x 8'5"
- Bedroom
9'2" x 9'2"
- Storage
- Garden
24'10" x 16'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SYLVAN ROAD, WALTHAMSTOW

Offers In Excess Of £535,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Ground Floor
- Private Rear Garden
- Beautifully Presented
- Moments from Walthamstow Central Station

A beautifully presented two bedroom ground floor apartment with a private rear garden, set on a quiet residential street just moments from Walthamstow Central. Perfectly placed for the cafés, restaurants and independent shops of Walthamstow Village and the High Street, this is a thoughtfully arranged home with generous proportions and excellent transport links on the doorstep.

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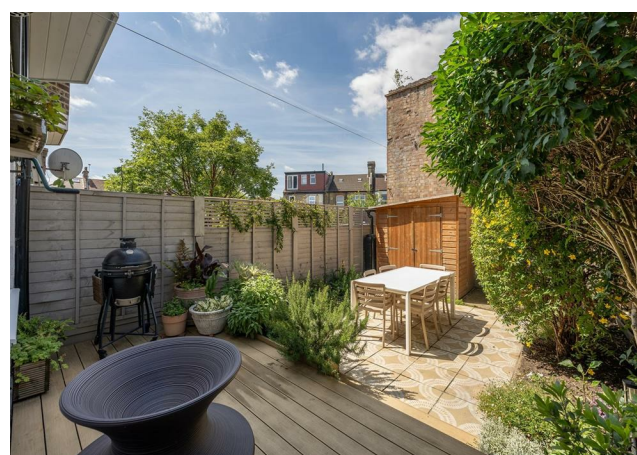
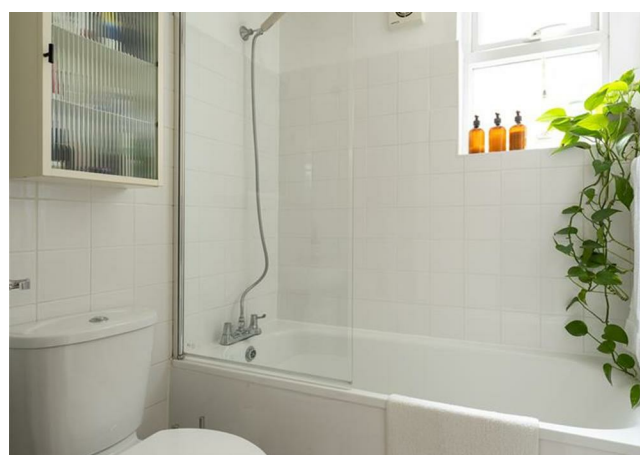
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Step inside and you arrive straight into the reception room, a bright and welcoming space with large windows drawing in plenty of natural light. Soft neutral décor and clean lines create a calm atmosphere, while the generous proportions provide plenty of room for both relaxing and entertaining. From here, the layout flows naturally through to the hallway, where a useful storage cupboard helps keep everyday essentials neatly tucked away.

The first bedroom sits directly beside the reception room and is a comfortable double with plenty of natural light. Further along the hallway you'll find the bathroom, neatly finished with a bath and overhead shower. Beyond this sits the kitchen, smartly presented with sleek cabinetry, ample worktop space and direct access to the garden, making it easy to move between indoors and out during warmer months.

At the rear of the apartment, the second bedroom includes fitted storage and enjoys a peaceful position overlooking the outside

space. The private rear garden extends to approximately 25ft, offering a lovely spot for morning coffee, summer dining or simply unwinding at the end of the day. Combining well-proportioned rooms with practical storage and a highly convenient location, this is a home that balances comfort and connectivity with ease.

WHAT ELSE?

- Walthamstow Central Station is a short walk away, offering fast Victoria line and Overground connections into King's Cross, Oxford Circus and Liverpool Street.
- Walthamstow Village is within easy reach, home to local favourites including Eat 17, Peeld, Ruff's Bistro, The Queen's Arms and a growing collection of independent cafés, shops and restaurants.
- Lloyd Park, Fellowship Square and Hollow Ponds are all nearby, providing green open space, waterside walks, cultural events and year-round opportunities to enjoy the outdoors.



A WORD FROM THE OWNER...

"What we love most about our home is how easy everything is. The station, cafés and shops are all just a short walk away, yet it still feels peaceful and tucked away. We're lucky to have wonderful neighbours and a sense of community. The garden feels like an extra room for much of the year, perfect for relaxing or entertaining. Inside, we've poured a lot of love into renovating the flat, and this, combined with its inherent features and character, gives it a warmth and charm that make it a special home."

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