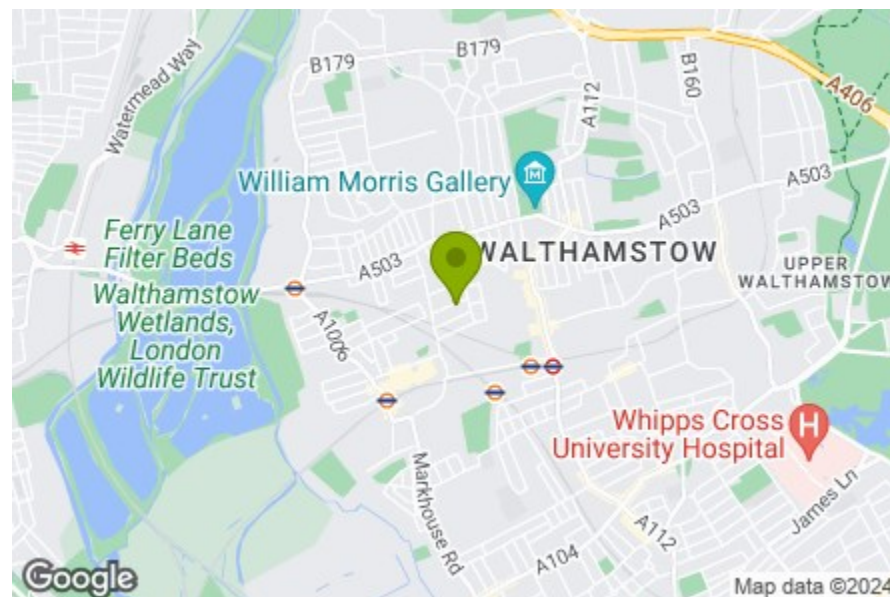


Elmsdale Road, E17



Total Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Bedroom  
6'3" x 8'8"
- Reception Room  
10'5" x 12'0"
- Bedroom  
11'6" x 11'7"
- Bathroom  
6'8" x 9'3"
- Reception Room  
9'8" x 9'6"
- Kitchen  
8'0" x 8'10"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	72
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## ELMSDALE ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedrooms
- First Floor Apartment
- Victorian Conversion
- Well Presented
- Close to St James Street
- Short Walk to Walthamstow Central Station
- Chain Free
- Over 700 Sq Ft

This bright two-bedroom period conversion benefits from a spacious layout and an excellent location with brilliant amenities and transport links all around.

But despite being situated between the buzzy Walthamstow Central, Blackhorse Road and St James Street areas, Elmsdale Road Road is actually a peaceful tree-lined street, so residents really do get to enjoy the best of both worlds.

REQUEST A VIEWING  
0203 397 9797

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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**IF YOU LIVED HERE...**

Behind that lovely Victorian brick frontage, up on the first floor, you'll find a brilliantly size home just ready for you to make your own.

The front reception is bright and neutrally decorated, like the rest of the apartment, while the reception at the rear could make a great living room since it's adjacent to the kitchen. Like the bathroom, the kitchen is smart and modern with spotless fittings. There's a larger master bedroom, as well as a smaller bedroom which would be perfect as an office or kid's room.

It's all a ten minute stroll to the glorious Lloyd Park, bursting with perks including two cafes (one of which is currently operated by the ever-popular Deeney's), the charming William Morris Gallery, a skatepark, playground, tennis courts and dog enclosure.

Mere minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, while just beyond, the eateries on Hoe Street are humming with more accolades. Head further south to Walthamstow Village for an even wider choice of top eateries and pubs.

You're also five minute stroll from Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic

food court and mini golf, as well as convenient chains.

Walk 12 minutes in the other direction and you'll find the dynamic social hub CRATE St James, buzzing with creative ventures, from independent eateries and florists to yoga studios and boutiques.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around a half mile on foot and allows quick and direct access to both Oxford Circus and Liverpool Street.

**WHAT ELSE?**

Within a year you'll also be able to enjoy the benefit of being just a few minutes on foot from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's 'London Borough of Culture 2019' commitment to place culture at the heart of its communities' (one of the reasons we love Walthamstow so much).

- While you wait for the Soho Theatre Walthamstow to open, you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are about eight mins on foot.

- If you want a change of scene from the park, head to Fellowship Square for its delightful fountains and community events organised by the local authority.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

**KIM HEYWOOD**  
E17 BRANCH MANAGER

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