



Kitchen/Reception room
24'11" x 10'7"

Bathroom
8'2" x 5'8"

Bedroom
12'11" x 9'1"

Garden
19'8"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



WOODLANDS ROAD, WALTHAMSTOW

Offers In Excess Of £385,000 Share of Freehold
1 Bed Apartment - Conversion



Features:

- One Bedroom
- Ground Floor Apartment
- Victorian Conversion
- Share of Freehold
- Private Rear Garden
- Immaculately Presented
- Chain Free
- Walking Distance to Wood Street Station

Gorgeous one bedroom conversion set on the ground floor of this handsome and grand Victorian property. You've got light and airy rooms inside with a contemporary open plan living area, a private garden to enjoy at the rear and you are located steps from the thriving Wood St, with the Overground station a short 5 minute walk away. From here you can pick up the Overground to Liverpool St, or ride the speedy one stop to Walthamstow Central to pick up the Victoria Line. With the added bonus of being offered chain free, you are sure to be charmed by this fantastic apartment.

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
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0203 325 7227

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id@stowbrothers.com
0208 520 6220

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IF YOU LIVED HERE...

As mentioned you have that wonderful open plan living space to the front aspect of the property. With the benefit of a large bay window, fresh and neutral decor and lovely white oak flooring this space feels surprisingly spacious and can accommodate a large sofa. Your kitchen units are white and sparkling, with white brick style splashback tiles, located to the rear of this space; you have ample space here for a dining table. Your bedroom and bathroom branch off from a very bright hallway, thoughtfully designed with two skylights to maximise the light, your access to your private garden is also via this hallway.

Your bathroom is particularly noteworthy, with a super cool black and white Victorian style flooring, a large freestanding tub with shower overhead and a painted black radiator continuing the monochrome theme. Your new bedroom is a lovely serene space, enjoying garden views and the lovely white oak flooring continues through here.

The garden features a pleasing mix of patio and lawn, and you will love spending time out here entertaining friends, tending to the garden or catching

some rays on a sunny day. You also have well maintained fences on either side ensuring a great sense of privacy.

Wood Street has a whole host of independent shops and eateries for you to explore; head to Wood St Bakery, moments from your doorstep, for freshly baked sourdough and pasties, Lancasters Garden Centre has a wide range of indoor and outdoor plants as well as locally made candles and homeware goodies, as well as seasonal products including gorgeous pines at Christmas and you can stop into Old Station Yard Cafe next door for some home cooked favourites or even a yummy afternoon tea. Clapton Craft offers a large range of beer, wine and cider (including delicious alcohol free options) as well as hosting regular tasting events, it's a popular place to meet friends.

WHAT ELSE

-Walthamstow Cricket, Tennis and Squash club is a very short stroll away for sports fans, they have multiple courts available to hire alongside a wonderful and social clubhouse that is available to hire for private functions.

-You also have easy access here to Walthamstow Village. Spend a sunny Saturday exploring the neon playground that is God's Own Junkyard a 13 min stroll away, stopping for an alfresco drink and snack from one of the many breweries and pop up food stalls dotted around this thriving culdesac



A WORD FROM THE OWNER...

I have loved living in this flat, sad to let it go but with a growing family time to move on. You will find that this sunny bright ground floor flat with a private garden close to all amenities. Great Cafes, pubs, restaurants and Epping Forest all within walking distance. 10 minutes walking to the village and 5 minutes walking to Wood Street station where you can reach Liverpool street station in just 20 minutes. You also have the option to walk to Walthamstow underground Station (victoria line) in just 20 minutes.

The property is exceptionally quiet with no main roads close enough to hear any traffic. The property was renovated when purchased in 2015 and is still in very good condition. The property is being sold with share of freehold.

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