

Total Area: 47.7 m<sup>2</sup> ... 514 ft<sup>2</sup>

All measurements are approximate and for display purposes only

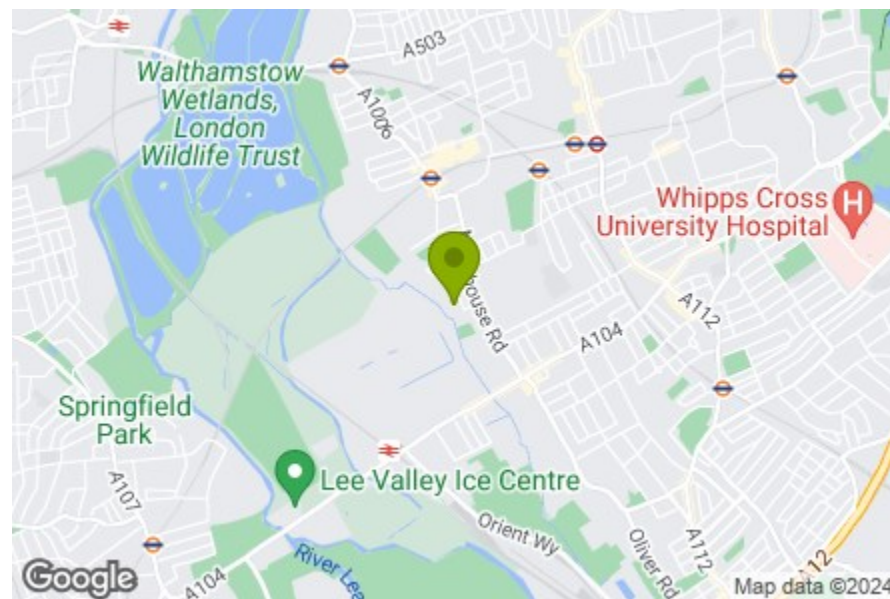
Reception Room  
9'10" x 11'11"

Bedroom  
9'0" x 11'11"

Bedroom  
10'3" x 12'0"

Kitchen  
11'10" x 8'7"

Shower Room  
6'2" x 3'6"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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	EU Directive 2002/91/EC



## TUDOR COURT, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Quiet Residential Location
- Short walking distance to St James Street Station
- Easy Access to Walthamstow/ Hackney Marshes
- Balcony
- Well Presented

A smartly presented, two double bedroom apartment, in a charming purpose-built development, set back from the road in a quiet leafy cul de sac. Despite the peace and tranquillity, you have all the delights of Walthamstow close to hand.

It's just a fifteen minute stroll or four minute cycle to St James Street station, where you'll hop on to the Overground for Liverpool Street or take a one stop hop to Walthamstow Central for the Victoria line to King's Cross.

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  
newhomes@stowbrothers.com  
0203 325 7227

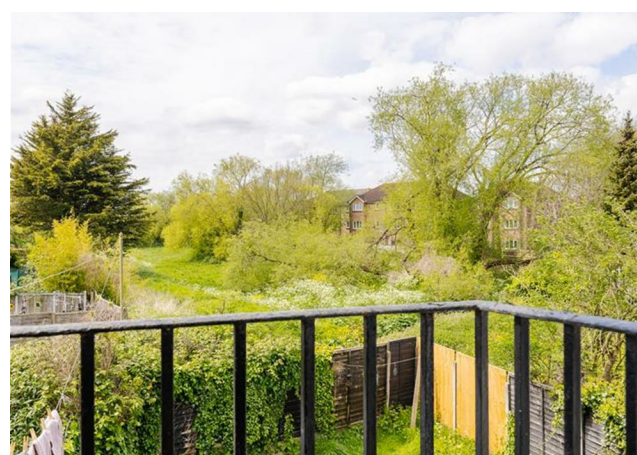
Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 397 9797





IF YOU LIVED HERE...

You'll pass through your hallway and into your warm, inviting lounge. Light spills in from a gorgeous bistro shuttered bay window and the soft carpet underfoot leads you back out and into the first of two generous double bedrooms. Here you'll find another picturesque bay window, looking out over the lush green lawns to the front of your new home. Continue through to the second sleeper for some handy built in wardrobes and another bright curved window, with another leafy green vista.

Your kitchen is decked out in smooth white cabinetry, chunky wooden countertops, blonde timber flooring, white tiled splashback and a sleek integrated chef's oven with extractor hood. A patio door opens out onto your private balcony with green treetop views. Completing your living arrangements you'll find your bathroom, a delightful affair dressed in floor to ceiling white glossy tilework with smoky grey flooring and a stroll in rainfall shower. Take yourself out for a really special dining experience at nearby Supperclub.tube, where you can feast on Latin American cuisine in the innovative surroundings of a decommissioned tube carriage.

Or for another charming, characterful vibe head down to Patchworks, a repurposed furniture factory that holds regular open mic nights, with the independent Blondies taproom right next door. Finally, it's just under a mile on foot to vibrant Walthamstow Village, where you'll find numerous artisanal bakeries, independent taprooms, traditional gastropubs and fantastic restaurants.

WHAT ELSE?

- The expansive 500 acre nature reserve of Walthamstow Wetlands is only a mile away. A great place to explore on foot or by bike, head for the Coppermill Lane entrance to start your adventure.
- Your new local will be The Hare and Hounds on Lea Bridge Road, a friendly gastropub offering Sunday Roasts, live gigs and stand up comedy nights.
- Walthamstow Leisure Centre is just five minutes from your door, where you'll have access to a recently refurbished gym, sports courts for hire and a wide range of fitness classes.



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

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM