

Kitchen/Reception Room
23'7" x 15'5"

Study
8'3" x 5'10"

Bedroom
15'5" x 12'2"

Bathroom
6'5" x 5'9"

Bedroom
9'11" x 7'8"

Total Area: 76.2 m² ... 821 ft²
All measurements are approximate and for display purposes only.



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



ADDISON ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedrooms + Study
- Split Level
- Walthamstow Village Location
- Well Presented
- Short walking distance to Walthamstow Central Station
- Open plan Kitchen- Living room

Sat in the vibrant centre of Walthamstow Village, this immaculately presented, unique, two bedroom maisonette is fine find. You have an enviable range of amenities at your fingertips and great transport links within easy walking distance.

You'll be through to King's Cross in just twenty nine minutes door to door, via the swift Victoria line from nearby Walthamstow Central. There's also equally fast direct Overground services to Liverpool Street.

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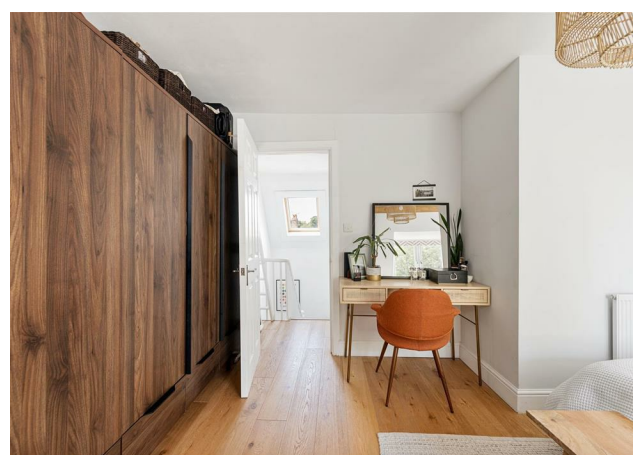
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Step through into your 365 square foot, open plan kitchen and reception room for two large, modernised sash windows to the front, filling the living space with natural light. Smooth timber flooring runs throughout and designer pendulum lighting sets the mood after sunset. There's another large bright window to the rear, illuminating your kitchen even further. In here you'll find pristine herringbone splashbacks, stainless steel integrated appliances, glossy white cabinets and sturdy wooden worktops.

Across the landing there's a study, with custom made storage. Stairs lead up to the second floor, where you'll find your 190 square foot principal bedroom, with sloped walls, a recessed window and exposed oak beam. There's more of that lovely hardwood flooring, flowing on into your second double bedroom. In between the two sleepers you have a stylish, elegant bathroom. There's a shower over the tub, broad white tilework, mosaic splashback and a vessel basin.

Stepping out of your front door, you're in the heart of Walthamstow Village and surrounded by all the vibrant social hotspots it has to offer. Just a few minutes' walk away is the Ravenswood Industrial Estate, where you'll find quirky gin bars, microbreweries and neon utopia, God's Own Junkyard. To the other side of your apartment you'll find Orford Road, with some fantastic gastropubs, restaurants and a wonderful speciality wine and spirits store, Hometipple.

WHAT ELSE?

- In less than a mile you'll be at the Whipps Cross Road entrance to Hollow Ponds, where you can hire a row boat and spend a day relaxing on the water.
- At Hucks Cafe, on Grove Road, you can refresh yourself with a delicious speciality coffee or pastry and immerse yourself in the creative atmosphere of the adjoining music studio.
- Your new local will be The Village Pub, where you'll find a friendly welcome, mouth watering burgers and a large, newly refurbished beer garden.



A WORD FROM THE OWNER...

"This has been a wonderful home for the last five years: lots of brilliant local amenities, including bars, restaurants, shops, a gym and coffee shops. Open plan set-up and big windows mean the flat is always light. The street is quiet and friendly, with great neighbours."

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