



- Reception Room
15'1" x 12'6"
- Bedroom
11'7" x 10'5"
- Kitchen/Diner
13'1" x 9'3"
- Bathroom
6'0" x 5'5"
- Bedroom
13'5" x 8'2"
- Garden
45'11"



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 73 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

VALLENTIN ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Private Rear Garden
- Kitchen Diner
- Driveway
- Chain Free
- Close to Walthamstow Village

Situated in a great spot between the buzz of Wood Street and the charm of Walthamstow Village, this naturally bright two-bedroom apartment is arranged over the ground floor of a semi-detached Victorian property.

As well as the driveway at the front, it offers a private garden at the rear, while inside it benefits from a large reception room and dine-in kitchen. The fact that it's being offered chain-free is another great bonus, too.

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

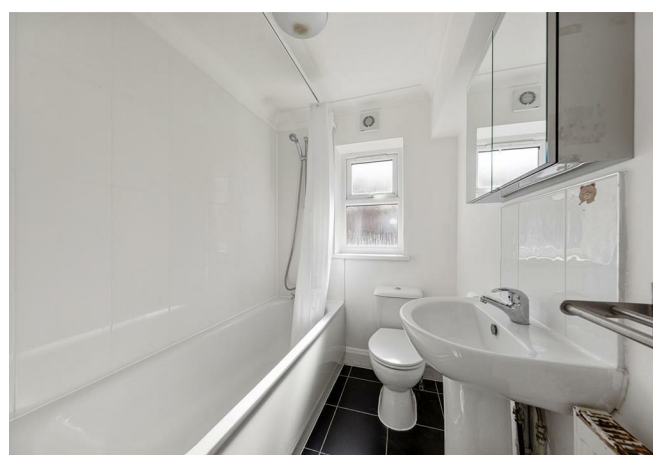
New Homes
newhomes@stowbrothers.com
0203 325 7227

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...

Beyond that convenient driveway, you'll find a fantastic home with generous proportions...

Your large reception room is a full of natural light thanks to generous bay windows. The spotless decor carries on through to the bright dine-in kitchen, which is a decked out with pristine cabinets, immaculate tiling and high-spec appliances. Both bedrooms are smart and well-proportioned, while the bathroom is modern with an over-tub shower.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Luke's cider tap room in the indoor market to the award-winning Chocolatine bakery.

You've got more quirky but creative gems in the nearby Ravenswood Industrial Estate, such as the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. Even closer you'll find Art e Pasta, an Italian sharing plate restaurant with a focus on hand-made pasta - it's perfect for date night or impressing visitors.

Your route to Walthamstow Village takes in some lovely sights, including the St Mary's Churchyard and the historic Ancient House. As for pubs, you're spoilt for choice, with options of locals dotted in all directions, ranging from The Duke and the Lord Raglan to the Nags Head and Castle.

If you need to escape further afield, you'll be pleased to know that you're only five minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or walk 16 minutes to Walthamstow Central for access to the speedy Victoria line. Either way, you can make it to centre of London in less than 45 mins, easy.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 16 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes south east.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, and the convenient chains found in the 17&Central shopping centre.

- Check out the nearby Wood Street Studios for affordable art courses. This is also the base for Wood Street Walls, who you can thank for making the area so colourful and creative with their fab murals. Your nearest one is just outside Lancaster's, a much-loved community-focused gardening centre. The charming staff there can offer brilliant advice on houseplants if you were thinking of adding a bit of greenery to your home.



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