

Lounge/Dining room  
11'10" x 9'11"

Kitchen  
9'11" x 6'3"

Bedroom  
11'2" x 14'4"

Bedroom  
12'7" x 10'0"

Bathroom  
6'7" x 5'8"

Storage

Garden  
29'8" x 8'1"

Total Area: 57.0 m<sup>2</sup> ... 614 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	



## ST. JOHNS ROAD, WALTHAMSTOW

Offers In Excess Of £435,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom Apartment
- Ground Floor
- Long Lease
- Private Garden
- Short walk to Wood Street station
- Close to Epping Forest

With a fantastic central Walthamstow location, this charming, smartly presented, two bedroom ground floor garden apartment is a fine find. Just a short walk from Wood Street station, Lloyd Park and Waltham Forest Feel Good Centre.

You'll be through to Liverpool Street and the heart of the City in just over thirty minutes door to door, via Overground trains from nearby Wood Street station. It's also just a one stop hop to Walthamstow Central and four stops to Hackney Downs.

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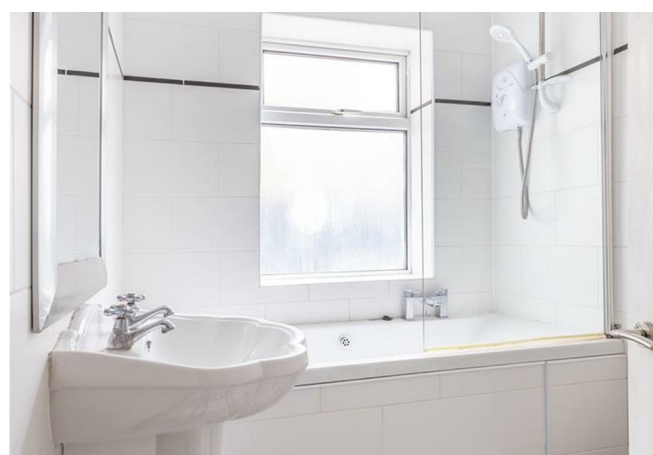
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#### IF YOU LIVED HERE...

After stepping through your front door into your bright, entrance hall you'll find two generous double bedrooms to your left. Your principal sleeper comes first, offering 160 square feet of space and bursting with natural light from the box bay window. Your second sleeper is a similar size and has garden views to the rear. Next door, smooth white brickwork tiling sets a stylish tone in your bathroom and is complemented perfectly by classic monochrome floor tiles.

Nestled in the heart of your apartment is your welcoming living and dining room. With a beautiful window seat and lovingly restored, painted timber flooring. An open archway leads you through to your well appointed kitchen, full of smooth white cabinets and splashbacks and featuring direct access to your rear garden. Out here, there's plenty of space for al fresco entertaining, and some convenient purpose built storage.

The tranquil, landscaped gardens of much loved Lloyd Park are just a fifteen minute stroll away. The perfect place for summer picnics and home to the historical William Morris Gallery. For a wilder feel to your adventures into nature, walk the same distance in the opposite direction to Epping Forest and

follow one of the footpaths or bike trails from the Forest Road or Beacontree Avenue entrances. For pure indulgence, visit the multi-million pound Waltham Forest Feel Good Centre, where you'll find a wide range of sports facilities and a wonderful spa.

#### WHAT ELSE?

- You'll have two vibrant new locals on either side of the park, with The Dog & Duck's charming interior design and wonderful beer gardens to the North, and the hearty traditional ambience of The Bell to the South.
- For freshly baked sourdough bread, great sustainably sourced coffee and delicious homemade pastries, Ruttle & Rowe speciality coffee shop is just a five minute stroll round the corner onto Victoria Road.
- You'll find a secure cycle hanger just a few doors down from your apartment, making it easy to store your bike and take advantage of the ever increasing number of protected cycle ways in the area.



#### 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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