

Reception Room
24'6" x 12'5"

Kitchen
11'6" x 7'6"

Bedroom
8'7" x 7'4"

Bedroom
11'9" x 9'9"

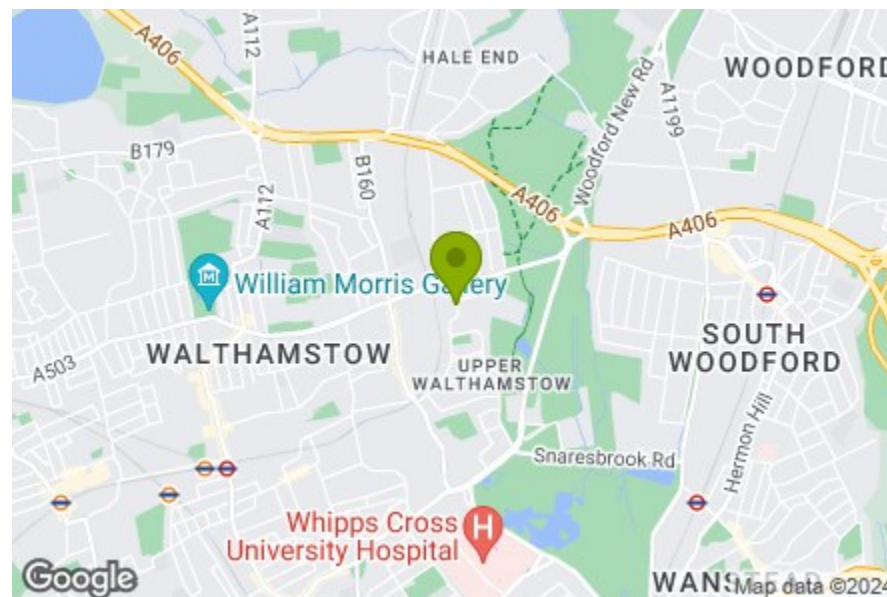
Bedroom
12'7" x 9'9"

Bathroom

WC

Second Floor

Total Area: 81.2 m² ... 874 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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		71	78
EU Directive 2002/91/EC			



RADBOURNE CRESCENT, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold
3 Bed Apartment - Purpose Built



Features:

- Spacious Three Bedroom Flat
- Short walk to Wood Street Station
- Large Storage Cupboard
- Easy Access to Epping Forest
- Chain-free
- Contemporary Bathroom
- Separate WC
- Neutral Decor Throughout

Set on the second floor of a purpose built block, this spacious three-bedroom apartment is located in Upper Walthamstow, a short walk from both Epping Forest and the thriving Wood Street area, which boasts excellent transport links as well as top class food and drink based-perks.

Inside, highlights include the separate kitchen and living room, contemporary bathroom with separate WC, brand new fitted kitchen and spotless decor throughout.

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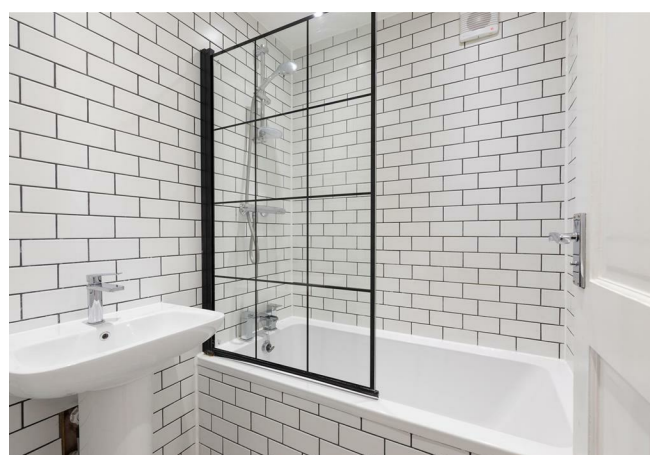
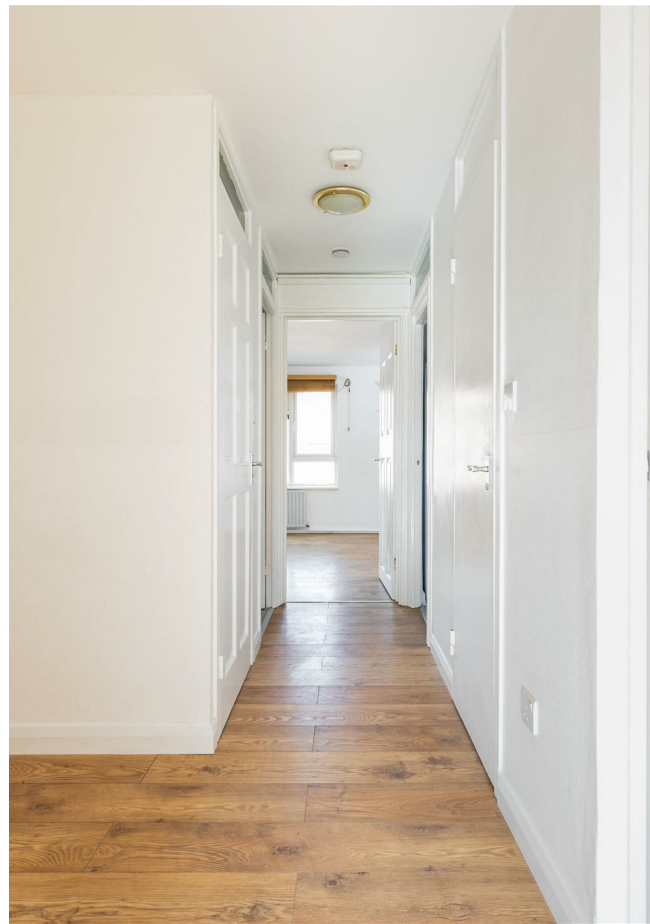
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IF YOU LIVED HERE...

With over 874 square feet of internal space, this is a home you can really enjoy spreading out in. Due to its pristine decor and generous amount of windows, the reception room has a bright and brilliant feel. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its modern appliances and spacious units. There are two double bedrooms and a third single - all immaculate. As for the bathroom, it's been beautifully designed with metro brick tiling and stylish fittings - with a convenient separate WC.

Outside, you have a fantastic neighbourhood to explore... Head nine minutes on foot towards St Peters-in-the-Forest to enjoy the tranquility of Epping Forest, which is dotted with clearings perfect for picnics, or head in the other direction towards Hollow Ponds for more sprawling nature and even a boating lake. Closer to home, you'll find Wood Street, where several exciting new stores and eateries have popped up amongst the old favourites. There's the wonderfully unique Wood Street Indoor Market,

excellent beer shop-cum-bar Clapton Craft, lovely brunch spot Dudley's and sensational bakery Chocolatine, just to name a few of your local amenities.

Just beyond, you'll find the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wild Card Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. Nearby, you can enjoy Art e pasta, a popular Italian sharing plates restaurant with a focus on hand-made pasta.

WHAT ELSE?

- Walthamstow Village is only a mile away, where you've got everything from tapas food and authentic sushi to fish and chips and gastro grub.
- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority - it's a 17 minute walk from your front door.
- You're only a 25 minute walk - or a quick hop on the new Super Loop bus - to South Woodford, where you have even more amenities, such as a Waitrose, M&S and Odeon cinema.



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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