

Total Area: 47.1 m² ... 507 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	75
EU Directive 2002/91/EC			



WAVERLEY ROAD, LONDON

£1,550 Per Calendar Month
 1 Bed Apartment - Conversion



Features:

- One Bedroom
- Available Now!
- Newly Renovated
- Unfurnished
- Close Proximity to Wood Street
- Permit Parking
- EPC Rating D
- Council Band B
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A newly renovated one-bedroom, first floor, Victorian conversion, flooded with natural light and offered unfurnished. You'll find this property nestled in the exciting new neighbourhood of Wood Street with trendy cafes and eateries on your doorstep.

Wood Street overground station is less than a quarter of a mile on foot and will get you directly to Liverpool Street in a mere twenty minutes. Alternatively, Walthamstow Central is just one stop away, for West End access via the Victoria Line.

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

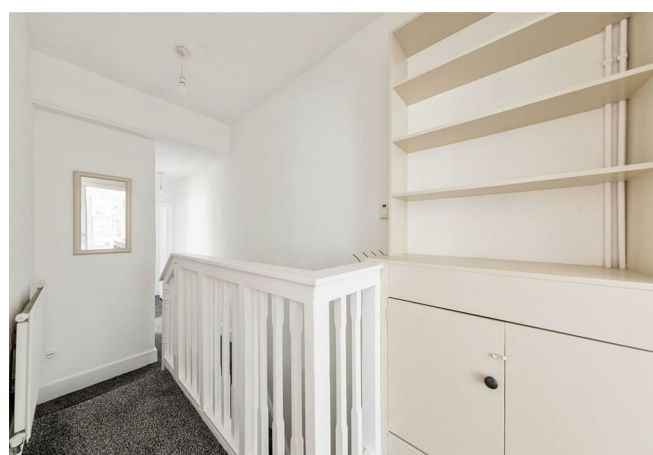
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REQUEST A VIEWING
 0203 397 9797



IF YOU LIVED HERE...

You'll be right around the corner from Wood Street - one of Walthamstow's most exciting new neighbourhoods. There's a vintage market, great choice of independent restaurants, cafes and shops plus some excellent pubs and bars, with new facilities opening up all the time.

Wood Street station is just a third of a mile away on foot, and will get you directly into Liverpool Street in 20 minutes. Alternatively hop off at Walthamstow Central after just one stop (2 minutes) for direct runs to the West End, the Walthamstow Mall and Empire Cinema.

Inside, the kitchen/diner comes in at an impressive 210 square feet, with large bay window and plenty of space for dining and parties. You've got a full complement of appliances and fitted cabinets.

Accessed via a side door in the kitchen/diner, your private rear garden is lengthy and well tended, a mixture of patio, decking, lawn and beds with space for barbecues or just soaking up the sun.

WHAT ELSE?

- For some of the best, coolest and comfiest bars and pubs Walthamstow has to offer, head to The Village, just a half mile or so on foot.
- Decor throughout is smart and neat, with plenty of scope for personalisation.
- For your new local may we suggest The Duke, it's a great gastropub just a few minutes away that does a range of mean burgers.



A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over 7 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub. There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awesomestow'."

JON VASSALLO
MEDIA MANAGER

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