

Reception
17'2" x 10'5"

Kitchen
8'3" x 7'8"

Bedroom
10'9" x 10'5"

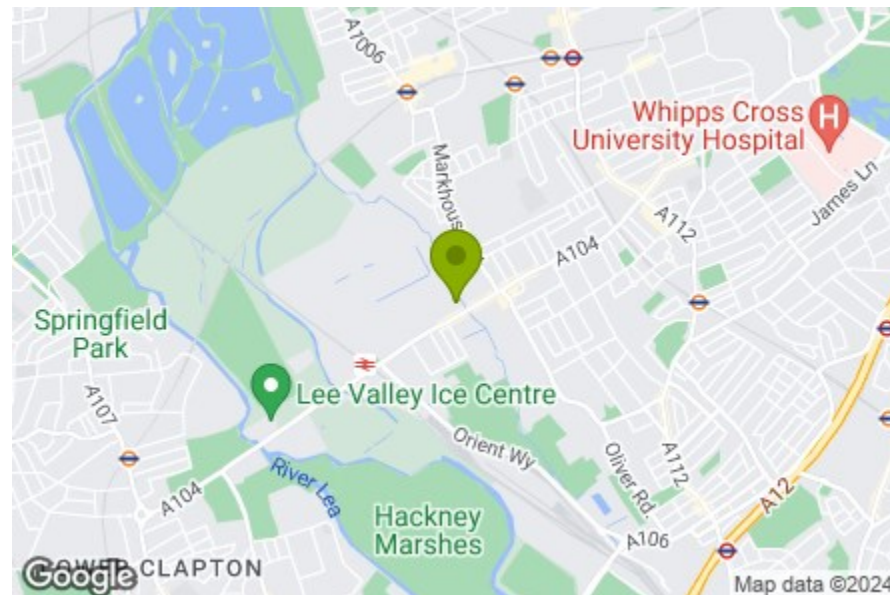
Bedroom
11'10" x 11'0"

Bathroom
5'1" x 10'8"

Storage

Total Area: 70.4 m² ... 758 ft²

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
66	74

England & Wales EU Directive 2002/91/EC



BLYTH ROAD, WALTHAMSTOW

Offers In Excess Of £465,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- First Floor Ex-Warner
- Two Bedrooms
- Own Section of Garden
- No Chain
- Good Order Throughout
- Long Lease

An impeccably presented two bedroom, Warner apartment, mere footsteps from Lea Bridge Road, on the Leyton and Walthamstow border. Brimming with vintage charm, contemporary comfort and all the benefits of this classic, timeless design.

Our borough's beloved greenery is at your doorstep, with Lee Valley Park under a twenty minute walk away and Leyton Jubilee Park only ten minutes from your home.

REQUEST A VIEWING
0203 397 9797

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

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IF YOU LIVED HERE...

Step inside through your dedicated front door and first stop will be your 175 square foot reception with expansive double windows that usher in ample natural light. Elegant crown moulding adorns the space, complemented by two single shelves ideal for showcasing your favourite books and cherished mementos. Both bedrooms are generous doubles, similarly sized and with a clean, white aesthetic, and smooth, low-pile carpeting that flows seamlessly throughout.

Moving into your kitchen, engineered hardwood flooring is paired with a modern colour palette for an attractive fusion of contemporary and traditional styles. A glassy, mosaic backsplash adds artistic flair and texture. In your bathroom, a stylish tiled floor design along with a classic square tilework arrangement makes for a sleek, vintage finish. Outside, you have your own private, garden area with high fences and verdant surroundings. Perfect for a slow morning coffee.

Your neighbourhood is surrounded by lush greenery, eateries, pubs, and cafes. Leyton Jubilee Park, perfect for a relaxed family Saturday at the park's

market, is just an easy eight minute stroll away. Your new local, The Hare & Hounds, a classic pub with a charming beer garden, is a mere two minute walk from your door. Along Lea Bridge Road, enjoy fresh deli sandwiches at Pinch la Deli Delicatessen and a variety of beers on tap at Blondies Brewery. Your new station, Lea Bridge, offers frequent Overground services into Stratford, ensuring swift connections to central London. Bus stops are also abundant along Lea Bridge Road.

WHAT ELSE?

- Patchworks, a beloved local creative space connecting local artists, housed in a former furniture factory, is just a five minute walk away.
- For the finest pastries and sourdough in the area, visit KOPHI, a speciality coffee shop known for its friendly service, just a seven minute walk away.
- Parents will be pleased to know that within a one mile radius of your home, there are five primary schools rated 'Outstanding' by Ofsted.



A WORD FROM THE OWNER...

"I have absolutely loved living in this flat. It has provided a peaceful retreat to both work and relax in. I have particularly enjoyed giving the private garden a major makeover, it's very fortunately south-west facing so its perfect for chilled summer evenings. Both bedrooms benefit from amazing light that pours in mid-afternoon, making the working day that little bit easier!"

The local area has seen a steady stream of new cafes and food shops opening in recent years, it's been great to be able to pop to the nearby deli at lunch! Having the revamped Hare and Hounds pub at the end of the road next to Saffron Kitchen curry house made my Friday night plans easy. Walthamstow marshes also provided me with the perfect place for runs and long weekend walks."

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