



## HIBBERT ROAD, WALTHAMSTOW

£1,350 Per Month  
2 Bed Maisonette



### Featured:

- Top Floor Maisonette
- Spacious
- Modern
- Fitted Bathroom and Kitchen
- Shared Garden
- Council Tax Band B

A freshly refurbished, plush and immaculate two bedroom first floor Warner apartment, with all the famous features of this signature style, from the dedicated front door, handsome brick frontage and private section of rear garden.

Within easy reach of excellent schools, natural green spaces and fine bars and restaurants alike, this property is ideal for a couple, young family or professional sharers.

REQUEST A VIEWING  
0203 397 9797



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## IF YOU LIVED HERE

You'll be enjoying all the benefits of the famous Warner design, the brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner, at the turn of the century and still some of the most popular housing around. Head through your dedicated front door under that signature arch and it's up to your 180 square foot front lounge, plushly carpeted in grey with natural light bouncing off pristine white walls.

Next door bedroom one's a solid double, with a pleasant garden view, while moving on down that long central corridor you come to your immaculate kitchen, freshly appointed with sleek white fitted cabinets, contrasting counters and smoky grey splashbacks in between. Your bathroom's next, pristine in white with a rainfall shower. Your final bedroom's another double, with pleasant garden view.

Outside and your gateway to the city, Lea Bridge overground, is just a half mile

away on foot. From here it's just one stop and nine minutes from Stratford, for a huge range of ongoing underground, overground and international destinations, not to mention all the post-2012 legacy delights of the Queen Elizabeth Olympic Park and the gargantuan shopping and leisure facilities of Stratford Westfield.

## WHAT ELSE?

- Parents will be pleased to know that you have nineteen primary/secondary schools nearby, all rated 'Good' or 'Outstanding' by Ofsted and all less than a mile away on foot.

- For your new local, we have to recommend The Hare & Hounds, a sumptuous gastropub where the decor is as delicious as the menu. Check out the gorgeous Sunday Roasts and the massive lion's head.

- Did we mention your garden? Accessed via a set of internal stairs, a beautifully kept patio gives way to lush lawn, secluded by timber fencing and greenery.

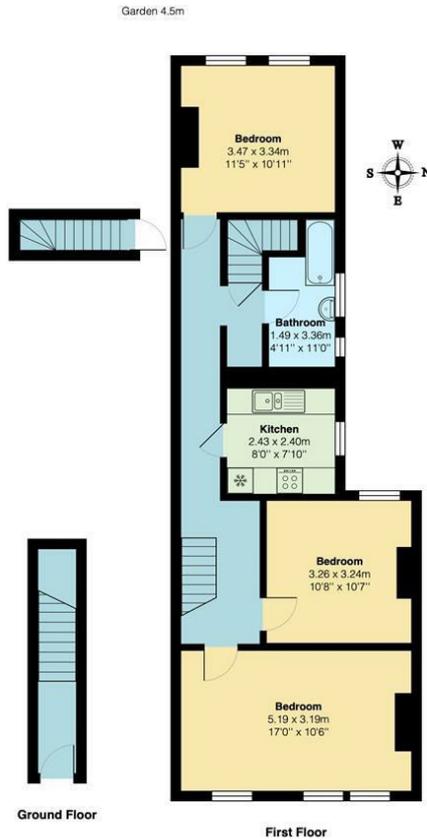


## A WORD FROM THE EXPERT...

"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."

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Total Area: 74.8 m<sup>2</sup> ... 805 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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

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