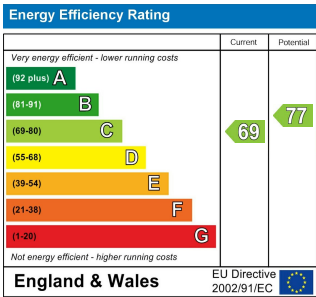
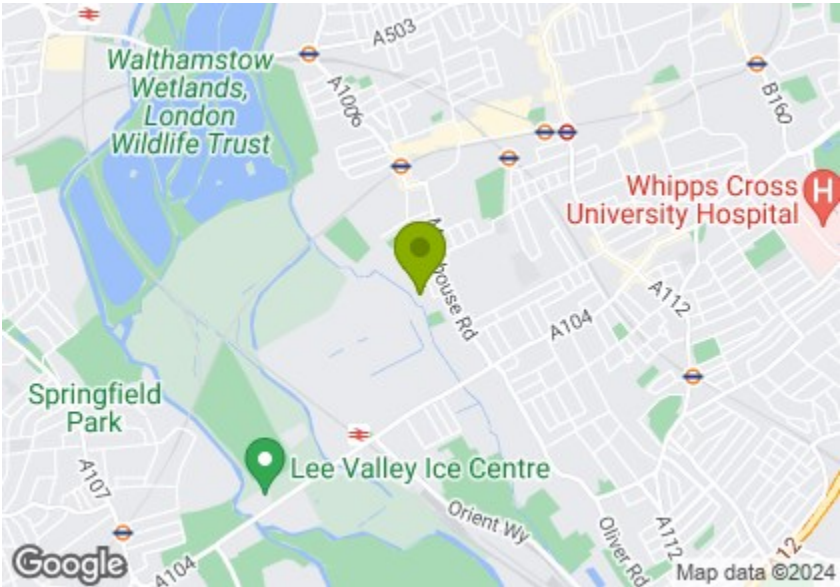


TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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
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TUDOR COURT, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Large Private Garden
- Ground Floor
- Separate Kitchen/Living Room
- Close to Walthamstow Marshes
- Quiet Cul De Sac
- 152 Year Lease
- Short walk to St James Street Station

A bright and beautiful, recently refurbished two double bedroom apartment on the ground floor of a stately block on a tranquil cul-de-sac. You have a generous lounge, private garden and St James Street overground station within easy reach.

The property has been fully renovated throughout, with new timber floor boards, doors, electrics, fire and gas detection, new radiators in the living room and kitchen and appliances, outside fencing to the front and left hand side also recently replaced.

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

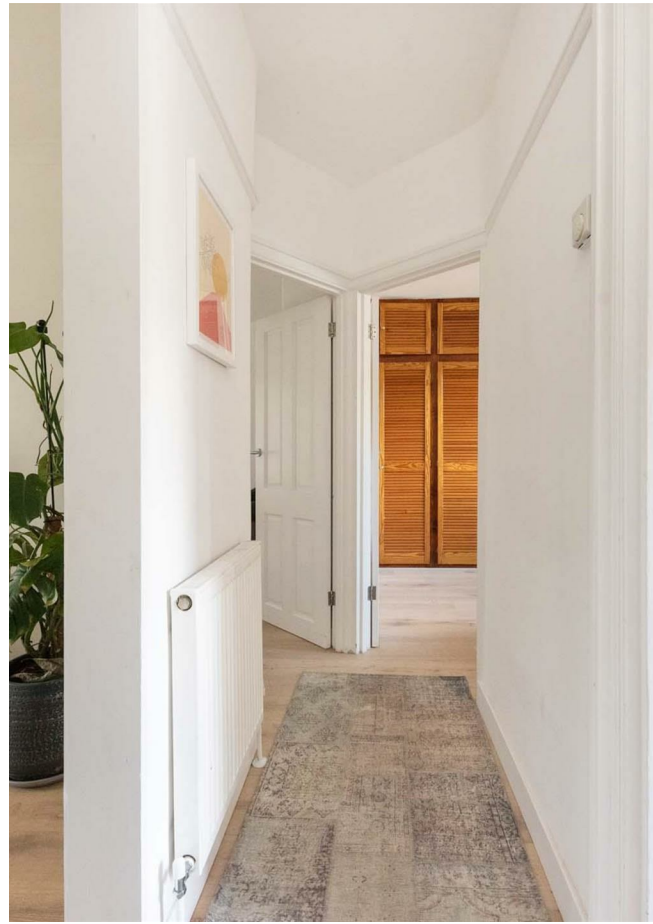
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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...

You'll love the Tudor frontage of your new abode; from its tall, paned windows to that distinctive decorative ebony timbering, this is a home to fall in love with. Inside and your lounge comes in at a sizeable 140 square feet with tempting leafy views framed by that bay window and smartly engineered timber flooring flowing underfoot. Your principal bedroom's no less impressive; a generous 135 square foot double with perfectly pristine white walls.

Continue through and bedroom two totals 105 square feet and is home to built-in storage and a curved aspect offering up views of the garden. Elsewhere, your bathroom comes with a timber-panelled tub, lapis blue flourishes and a traditional white suite, while the kitchen's freshly retiled with new integrated appliances sitting beneath handsome timber worktops. Step out of the door here for your twenty four foot garden – a pleasing mix of new grass turf and raised beds with high fences for privacy.

You have excellent transport links close at hand – not only will nearby St James Street station get you into Liverpool Street in only

twenty minutes (be sure to check out entrepreneurial hub CRATE here), but just one stop in the other direction is Walthamstow Central for direct twenty minute runs to Oxford Street via the Victoria Line. Here's where you'll also find Walthamstow Mall, the Empire cinema and a myriad of shops and restaurants that spill over to bustling Hoe Street. You won't want to miss the chance to explore our illustrious Walthamstow Village at this juncture, nestled in those leafy streets is a covetable array of high end wining and dining establishments.

WHAT ELSE?

- Local education options are largely excellent, with twenty schools within a mile radius rated 'Good' or better by Ofsted, including the 'Outstanding' Saint Saviour's Primary.
- You're spoilt for choice when it comes to nearby natural retreats. St James Park and Honeybone Allotments are a few minutes' stroll around the corner, while Lee Valley Park and the wilds of Walthamstow Marshes lie within easy walking distance.
- Whatever your fitness goals, Walthamstow Leisure Centre's pools, gym and health suite have you covered, a mere six minute stroll away.



A WORD FROM THE OWNER...

"The community is very welcoming and the area very safe and well connected e.g. St James park and Walthamstow tube and overground stations.

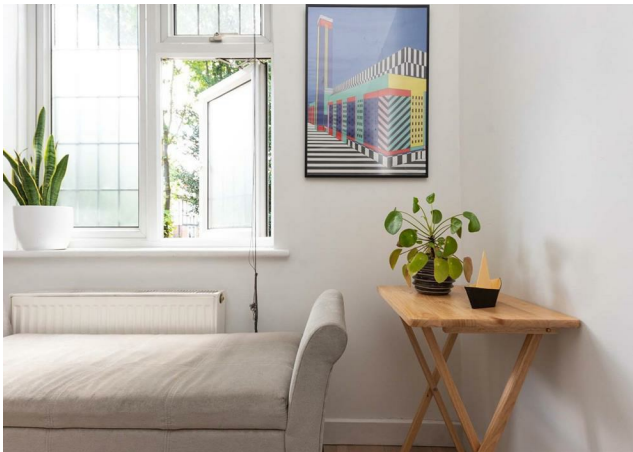
Walthamstow marshes outdoor spaces and Walthamstow high street with local amenities."

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Reception room

14'1" x 10'2"

Bedroom

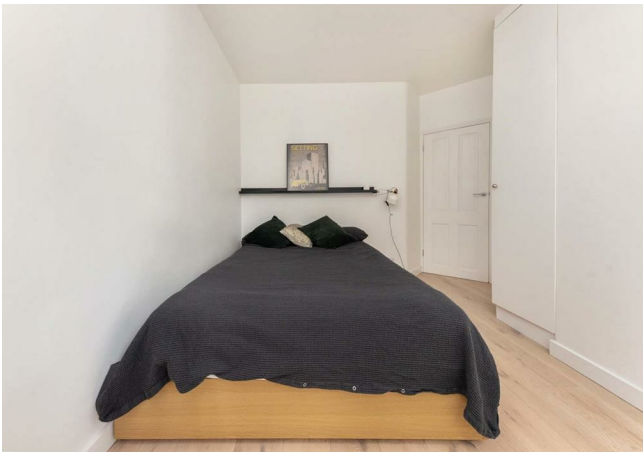
12'9" x 10'5"

Bedroom

10'9" x 10'5"

Kitchen

8'6" x 6'10"



Bathroom

6'10" x 6'10"

Garden

23'11" x 22'7"



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