

Kitchen
7'6" x 11'6"

Lounge/Dining room
13'5" x 13'6"

Balcony
13'5" x 2'7"

Bedroom
13'5" x 11'9"

Bedroom
7'9" x 13'5"

Bathroom
5'2" x 9'8"

Total Area (Excluding Balcony): 63.9 m² ... 688 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROSPECT HILL, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two bedroom flat
- Split level
- Walthamstow Central location
- Balcony
- Lounge/Diner
- Short walk to Walthamstow Village
- Chain free
- Council Tax Band B
- Ground £10 per year/ Service charge £900 per year
- 82 Year Lease

This light and spacious purpose-built two bedroom duplex apartment on the top two floors of a purpose-built three storey block is ideally located, close to central Walthamstow and just minutes from charming Walthamstow Village. With almost 700 square feet of space, plus a large balcony, it's a lovely apartment in a great location.

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

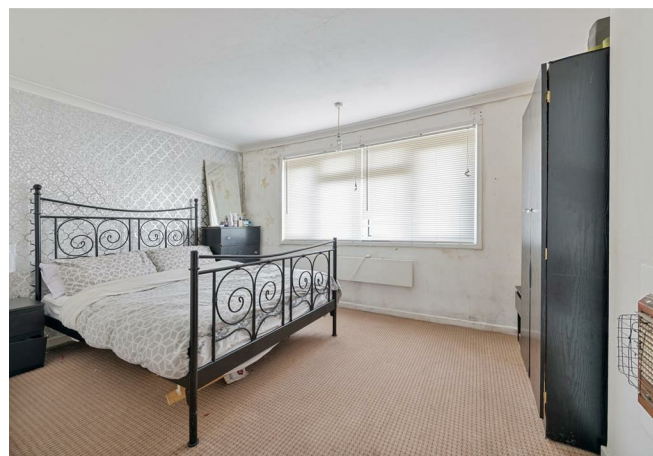
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE

You'd be living in a lovely flat in a friendly residential neighbourhood, with the many amenities of Walthamstow all within easy walking distance. The apartment has a considered layout and has a dual aspect which provides abundant natural light. There's lots of living space, with a large main living room, separate kitchen, two bedrooms and a bathroom, plus plenty of bespoke built-in storage and the bonus of a balcony.

From the main entrance on the second floor, you step into a large hallway with built-in storage, stairs to the top floor, and doors to both the living room and kitchen. The living room is mainly glazed at one end, with French doors which open onto the balcony. The adjacent kitchen is well-equipped, with a monochrome colour scheme and a combination of integrated and freestanding appliances. It has a sunny southwest-facing window.

Upstairs on the third floor are two double bedrooms with handy full-height built-in storage. The main bedroom is particularly generously sized, with large windows along one wall. The bathroom is also on this floor. It's fully tiled with a large opening window, and a contemporary suite comprising a bath, basin and

WC.

The apartment is well-maintained with neutral contemporary décor and modern fixtures throughout, ready for you to move into and make your own.

WHAT ELSE?

-You have the best of both worlds in this location. You're just a ten minute walk from central Walthamstow with its town centre amenities, including a cinema and renowned street market, Walthamstow Village with its eclectic mix of independent shops, cafés and restaurants, and Wood Street with its vintage market and fast trains to the City.

-Walthamstow Central is an overground and tube station, with fast direct journeys to King's Cross (14 minutes), Old Street (19 minutes), and Oxford Circus (20 minutes). Wood Street has 23 minute overground trains to Liverpool Street.

-The southern tip of extensive Epping Forest is about a 15 minute walk or 5 minute cycle from your door. From here you can explore the many walking and cycling trails and the wild acres of this amazing unspoilt green space.



A WORD FROM THE OWNER.....

"It's a quiet residential block, and the neighbours are very friendly. Walthamstow Central station is a 5-8 minute walk away. The primary and secondary schools are within walking distance and Walthamstow Town Centre is a 10 minute walk. Walthamstow village is a 5 minute walk and has nice places to eat and drink."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM