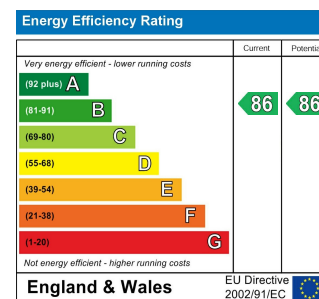


Total Area (Excluding Terrace & Balcony): 89.7 m² ... 965 ft²

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.



HIGH STREET, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Beautifully Presented
- Balcony and Terrace
- Short walk to Walthamstow Central Station
- En-suite to Main Bedroom
- Council Tax Band C
- Service Charge £4,000 Per Year
- Ground Rent £300 Per Year
- 243 Year Lease

A sleek, sparkling and splendidly central two bedroom apartment on the second floor of Craig House, Walthamstow Central's sought after development that's right in the heart of things. Bright and spacious with twin terraces and dual bathrooms.

Walthamstow Central station is just across the road for direct, twenty minute runs to Liverpool Street and Oxford Circus. So whether you're heading for the City or West End, you'll be there well under a half hour after stepping out your front door.

E11 & E7
hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

Land & New Homes
newhomes@stowbrothers.com
0203 325 7227

E4 & N17
hello4@stowbrothers.com
0203 369 6444

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IF YOU LIVED HERE...

You'll be welcoming guests into your artfully arranged, dual aspect and broken plan lounge/kitchen. Coming in at around 375 square feet, the main living space is flanked by your balcony and terrace for floods of natural light, while your kitchen's offset behind a handy breakfast bar and lined with sleek designer cabinetry and integrated appliances.

It's the ideal hosting space, made all the more so by that choice of outdoor decks, the perfect spots for coffee and contemplation, or some wine of an evening. Elsewhere your principal bedroom's a 200 square foot double, with floor to ceiling window and en suite shower room. Your second sleeper's another double with more floor to ceiling glazing, and your family bathroom's a sizeable sleek and chic affair with a rainfall shower over the tub.

Outside and everything that makes our borough so special is at your fingertips. The Empire Cinema and its half dozen adjacent restaurants are beneath your feet, while a five minute stroll takes you to the heart of the Village and its broad, diverse range of high end independent wining and dining establishments. From the

cocktail cool of Eat17 to the sumptuous Sunday roasts at The Queens Arms to the cosy fires at The Nag's Head, you're sure to find a favourite.

WHAT ELSE?

- Wander up our thoroughfare of Hoe Street, on your doorstep along with everything else, for live entertainment options including Ye Olde Rose & Crown Theatre Pub and the new, 1,000 seat Soho Theatre Walthamstow.
- You're spoilt for choice when it comes to a new local, but we have to recommend a personal favourite, The Chequers. Just a short stroll down the High Street this is a classic Walthamstow gastropub with a superb beer garden.
- Our beloved green gem of Lloyd Park, it's landscaped gardens and open green spaces, are all just a half mile on foot. Home to cafes, courts and a huge array of sports clubs and classes.



A WORD FROM THE OWNERS.....

"The flat is South facing and receives a lot of sunlight throughout the day. The double glazed windows provide amazing sound and temperature insulation. The open plan kitchen and living area is very airy, bright and connects the two private outdoor spaces. Great layout to have friends over for a dinner party both Summer and Winter time. The terrace is connected to the courtyard which makes it feel like living in a house with a garden. It also allows to easily connect with neighbours and there is a lovely community feel to it. Neighbours are friendly and respectful with each other.

The flat has a large separate storage cupboard and a laundry room. It is generally very spacious. Both bedrooms can comfortably fit a double bed, a wardrobe and a desk/ or chest of drawers. Both bathrooms are very good size with space for storage cabinets. Having so much private and shared outdoor space, the flat is all what one could wish for!"

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Lounge/ Kitchen/ Dining Room

20'0" x 25'1"

Terrace

Balcony

Bathroom

7'4" x 6'5"

Bedroom

15'5" x 10'7"

Bedroom

20'2" x 10'11"

Ensuite

5'6" x 7'2"



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