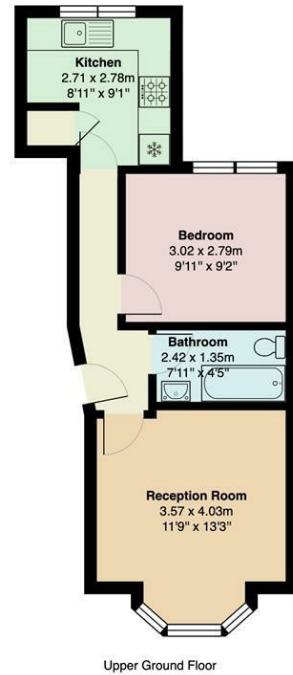


Verulam Avenue, E17



Total Area: 37.4 m<sup>2</sup> ... 403 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Reception Room

11'8" x 13'2"

Bathroom

7'11" x 4'5"

Bedroom

9'10" x 9'1"

Kitchen

8'10" x 9'1"



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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## VERULAM AVENUE, LONDON

Offers In Excess Of £325,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- One Bedroom
- Ground Floor Apartment
- Victorian Conversion
- Immaculately Presented
- Long Lease
- New Boiler
- Walking Distance to St James Street Station
- Near Walthamstow Wetlands

This light and airy one bedroom apartment is on the ground floor of a semi detached Victorian house in the popular St James area of Walthamstow. In excellent condition and with good room sizes, it's in a great location close to local shops, stations, town centre amenities and green spaces.

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 have all the conveniences of modern city life nearby, with local shops just around the corner and everything you need within easy walking distance. You'd enjoy living in this thoughtfully refurbished apartment, with its generous period proportions and modern fixtures, fittings and décor. The all-white palette emphasises the great natural light in the apartment, which has a large windows in the living room, bedroom and separate kitchen, and an east-west orientation that provides morning and evening sun. The house has a handsome brick façade with a smart front door that leads to a shared hallway and the private entrance to the apartment. Once inside, you'll appreciate the logical layout and the sense of lateral space. The living room at the front of the property is a serene and spacious room with a large bay window, a traditional ceiling rose and cornicing, and a stunning dark wood floor. There's ample space for sofas and a dining table or workspace. The well-equipped kitchen is at the quiet rear of the property, and is a lovely, light room with white metro-tiled walls and fitted matt white floor cupboards that maximise worktop space. A wide window over the sink provides leafy views. The bedroom has a similarly large window with garden views, and mainly white décor with a plush grey carpet. It can accommodate a wardrobe and chest of drawers as well as a large double bed. The adjacent bathroom has stylish monochrome tiling and a contemporary bath with an overhead shower and glass screen. There's also a heated towel rail. Overall this is an attractive and immaculately presented apartment, ideally suited to modern lifestyles, in the heart of

the friendly St James neighbourhood.

#### WHAT ELSE?

- There are plenty of local shops along nearby Markhouse Road, the thriving St James area is just a ten minute walk away, and all the amenities of central Walthamstow are just a mile away.
- Transport links are good, with several stations within easy walking distance. St James Street, a 12 minute walk away, is on the Gospel Oak to Barking Line overground and one stop from Walthamstow Central.
- Walthamstow Central station, just under a mile away, has fast direct overground and tube trains to the City and the West End. From nearby Lea Bridge station it's just one stop to Stratford and Tottenham Hale. Stratford is the main transport hub in east London and Tottenham Hale is on the Victoria Line with journeys into central London and via the Stansted Express to Stansted Airport.
- There's good access to parks and open spaces. St James Park is a seven minute walk, and Leyton Jubilee Park, Lee Valley Park, Hackney Marshes and Walthamstow Wetlands are all within a 5-10 minute cycle.



#### A WORD FROM THE OWNER...

"Myself and my partner have absolutely loved living in this flat over the last two years. It was our first step on the ladder and has been a fantastic experience, following many years bouncing around the London rental market. We are only moving in order to add another bedroom and will certainly be looking to find a new place in Walthamstow. The area is perfect, with a brilliant gym just a stones throw away, new bars and restaurants opening all the time in St James Street and the surrounding area, moments away from the excellent and varied high street, and only 10 or so minutes walk to Walthamstow Village. It's also very easy to hop onto the Victoria Line or Overground and be in Central London in about 20 minutes. The flat itself is ideal for a couple or solo buyer, the lounge area is large and the bay windows at the front allow a ton of natural light to burst in. The bedroom is bright and the window looking out onto trees and greenery is always nice to wake up to. The kitchen is nicely tucked away from the other rooms and there's a very large storage unit built in. Ultimately, Walthamstow has served as the perfect place for us to live over the last few years and we will be sad to leave this flat, but excited to continue our journey in E17."

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM