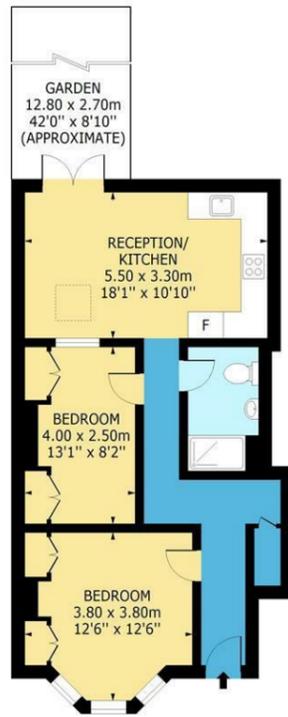


Hove Avenue, E17  
 Approx. Gross Internal Area 640 Sq Ft - 59.46 Sq M



Reception/Kitchen  
 18'0" x 10'9"

Bedroom 1  
 13'1" x 8'2"

Bedroom 2  
 12'5" x 12'5"

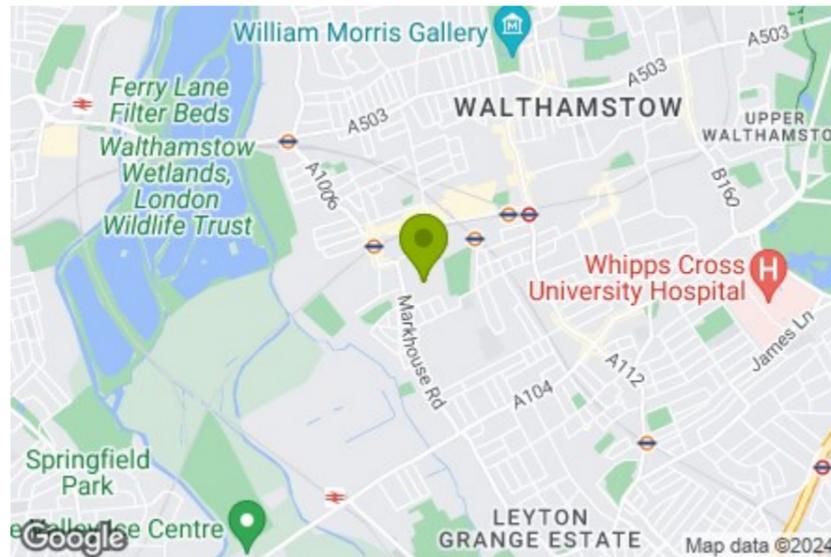
Garden  
 41'11" x 8'10"

GROUND FLOOR

THE STOW BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
 lpaplus.com Date: 15/8/2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

# THE STOW BROTHERS

SALES  
 LETTINGS  
 NEW HOMES  
 INVESTMENT & DEVELOPMENT



## HOVE AVENUE, WALTHAMSTOW Offers In Excess Of £450,000 Share of Freehold 2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor Apartment
- Victorian Purpose Built
- Private Rear Garden
- Share of Freehold
- Close to Walthamstow Central Station
- Own Front Door
- Chain Free

A bright and inviting two bedroom ground floor apartment with low-maintenance rear garden, sat on a leafy residential street in central Walthamstow. All that our St James Street neighbourhood has to offer is gathered on your doorstep here.

St James Street station, our brilliant entrepreneurial hub of CRATE St James, and Walthamstow High Street are all within a seven minute walk. Follow the street market on to the Mall and Town Square Gardens. From here you can head up Hoe Street or explore the historic environs of Walthamstow Village.

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  
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 0208 520 3077

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**IF YOU LIVED HERE...**

You'll be stepping past your verdant front garden and through your own front door. To your left is the huge 160 square foot principal bedroom, beautifully illuminated through the part-shuttered bay window with gorgeous green views beyond. A vintage fireplace sits between a wealth of built-in storage and smart timber boards flow along the floor. Next door and bedroom two comes in at 105 square feet, with natural light pouring in via the skylit living space, and yet more plentiful storage space.

The bathroom's a gleaming white affair dressed top to toe in metro tiles, with a walk-in rainfall shower and vintage fixtures and fittings. And finally, your suite of rooms is completed by the 180 square foot living space to the rear. The kitchen area's decked out in elegant cream cabinetry, integrated appliances, a Belfast sink and timber countertops, while your skit reclining and dining space sits looking out to the garden. Open the patio doors here to step out onto your forty foot outside space where terracotta tiles give way to a stretch of Trulawn and on to a raised timber deck.

Outside and caffeine connoisseurs are well-catered for. Grab a coffee and a

freshly baked pastry at Weirdough Bakery, Incoming Coffee, The Curious Goat (for an amazing brunch), or Beaten By a Whisker. St James Street station is a few steps further for direct runs to Liverpool Street in twenty minutes, or Walthamstow Central station is twelve minutes on foot to whisk you straight to Oxford Circus just as quickly. You're handy for open green space, too - take your pick from St James Park, Lloyd Park or the Walthamstow Wetlands.

**WHAT ELSE?**

- With a secure bike hanger right outside, cyclists can join Markhouse Road's dedicated bike lane in a couple of minutes. Perfect for whizzing down Lea Bridge Road, across Hackney Marshes, and through the Olympic Park all the way to the City.
- Twenty three primary/secondary schools rated 'Good' or better by Ofsted sit in a one mile radius of your new home. Five of these have 'Outstanding' status, including South Grove Primary two minutes around the corner.
- Your new home comes chain free, so you can move in as soon as it suits.



**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."

KIM HEYWOOD  
E17 BRANCH MANAGER

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