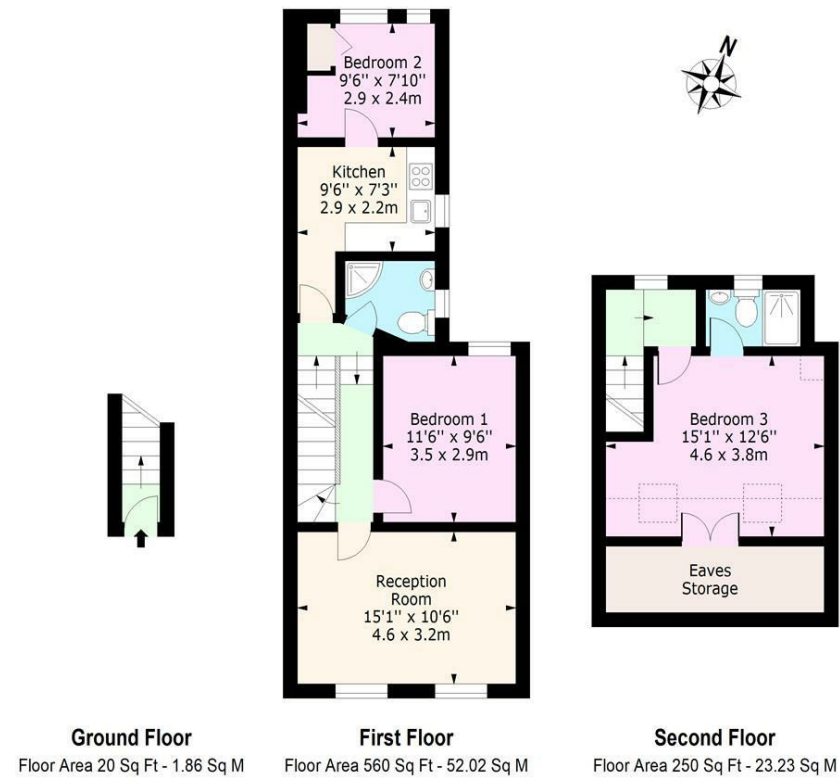


Leamington Avenue, E17
Approx. Gross Internal Area 830 Sq Ft - 77.11 Sq M



For Illustration Purposes Only - Not To Scale
www.lpapius.com

Reception Room
15'1" x 10'5"

Kitchen
9'6" x 7'2"

Bedroom
11'5" x 9'6"

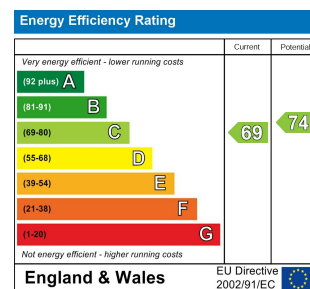
Bedroom
9'6" x 7'10"

Shower Room

Bedroom
15'1" x 12'5"

Shower Room

Eaves Storage



LEAMINGTON AVENUE, WALTHAMSTOW Offers In Excess Of £485,000 Leasehold 3 Bed Apartment - Purpose Built



Features:

- Three Bedrooms
- First Floor Victorian Apartment
- Immaculately Presented
- Split Level
- Quiet Residential Location
- Moments From Walthamstow Village
- Next to Walthamstow Central Station
- Chain Free

An impeccable three bedroom duplex apartment, spread across the first and second floors of a Victorian end terrace. You're in pole position here, moments from the beating heart of our borough, with The Village just a six minute stroll away.

There's a bounty of things to see and do here. For cocktails or mocktails, Eat 17 and Bargo will see you right, while Instagrammable neon wonderland God's Own Junkyard is just a few steps further. For Sunday roasts The Castle, The Kitchen and Queens Arms are all fine choices, or for an open fire and friendly cats head to The Nags Head.

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
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IF YOU LIVED HERE...

You'll be dining and reclining in your sumptuous 160 square foot lounge/diner with leafy street views through twin windows, sublime Sacramento green walls on all sides, and sleek timber boards running underfoot. It's a fine space for home working, too. Continue through and next door's bedroom one's a refined 110 square foot double with a garden view.

Next up's the family bathroom - in here you've a dedicated shower cubicle, heated towel rail and smart white fixtures and fittings. Back out through the hallway and your next port of call will be your kitchen. With an elegant dove grey suite, gleaming Navy Blue metro tiled splashbacks, chunky timber worktops, and a Belfast sink, it's as charming as it is practical and an ideal space to cook up a storm.

The first floor's completed by bedroom two - a generous seventy foot single home to a Hague blue statement wall, built-in storage and a lush green garden vista courtesy of a twin set of windows.

Head up to the second storey for your 180 square foot loft bedroom, it's yet another delectable space, with skylights, a vaulted ceiling and an impeccable en suite shower room. Lastly, a long lease means you'll have zero renewal worries.

WHAT ELSE?

- You have twenty eight primary/secondaries rated 'Good' or better by Ofsted in a mile radius of your new abode. Of these eight have 'Outstanding' status.
- Walthamstow Central station's just a six minute stroll away, for direct, twenty minute journeys to Liverpool Street and Oxford Circus. A choice of eleven bus routes service Hoe Street a couple of minute away, for connections galore.
- Check out CRATE Walthamstow, half a mile away off Selbourne Road. Try some street food, or get putting at Go GO Golf mini golf. It's inspired by our borough, so look out for holes dedicated to Walthamstow Wetlands and Epping Forest (both an eight minute cycle away from your front door, incidentally).



A WORD FROM THE OWNER....

"We have loved living in our flat in Walthamstow. It's been the perfect first home for us for so many reasons, it's only a short walk to the Victoria line to get into central London for work, and it's also only a few minutes walk up to Walthamstow village, which has great pubs, cafes and restaurants. Epping forest is only 15 minutes on the overground and is GREAT for hiking (or dog walks) in the woods."

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