

Lounge / Diner
15'8" x 12'9"

Kitchen
9'2" x 6'10"

Bathroom
9'2" x 6'10"

Bedroom
11'9" x 10'9"

Storage

TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.7 SQ.M.)

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
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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		68	77
		EU Directive 2002/91/EC	



ST. ANDREW'S ROAD, WALTHAMSTOW Offers In Excess Of £285,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Balcony
- First Floor
- Secure Entry System
- Close to Blackhorse Road Tube
- Shed for Bike Storage
- Chain Free

This bright and spacious one-bedroom apartment is situated in part of Walthamstow that Time Out singled out as one of '51 coolest neighbourhoods in the world'. But as well as the fantastic location near Blackhorse Road station, the property has plenty of other highlights, including a private balcony, communal gardens, bike storage, a secure entry system, and the fact that it's being offered chain-free.

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

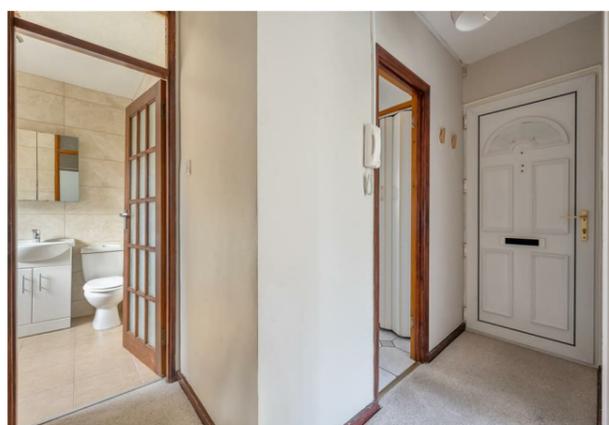
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

If this is your first home, what an excellent start! You're set up well with the bright lounge/diner, and you'll enjoy making use of the balcony area. The kitchen is a good size, as is the bathroom, and the bedroom is an airy double. If you're feeling creative, you'll have a fun time creating your mood boards and planning your perfect home.

Perhaps surprisingly for some, there's an abundance of green space; you're nicely nestled between Walthamstow Wetlands and Lloyd Park, while Higham Hill Park is even closer.

As for food and drink-based perks, you're spoilt for choice; SlowBurn, which was recently named one of the Guardian's essential restaurants to 'try right now', is seven minutes on foot, and you're a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and the epic Big Penny Social (look out for events across all of them).

Looking for some new hobbies? The impressively designed bouldering studio

Yonder is 11 minutes away, where you can munch on tasty food as well as get to grips with the climbing walls. You'll find a similar creative energy at Gnome House and Blackhorse Workshop, two studios where you can sign-up for fantastic part-time courses.

It's a 15 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in the same amount of time, or hop on the overground, which zips between Gospel Oak and Barking (great for day trips to Hampstead Heath or the Essex seaside). Buses are plentiful too.

WHAT ELSE?

- Drivers can be on the north Circular within a few minutes.
- As well as all the breweries, you've got a great new local - Tavern on the Hill, an award winning grand old pub given fresh life and the freshest craft beer by the folks from Wild Card Brewery.
- Head north-west and you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



A WORD FROM THE OWNER...

"The flat is a perfect size for a single professional or couple. It is light and airy, getting the morning and early afternoon sun. It is located very close to Blackhorse Road station, where it is easy to get into central London using the Victoria Line (a night tube) and the Overground, ideal for a fast commute. It's also very convenient to get to Stansted Airport, only 45 minutes on the train. The area is up and coming with 6 independent breweries each with their own style: Big Penny has a real family friendly feel, Signature regularly has music events, Pretty Decent has great pizza. This area is becoming known as the "North London Beer Mile". There's also a local pub which serves a lovely Sunday roast. There are several independent coffee shops including one which hosts art workshops regularly. Nearby are several parks, including Higham Hill Park a 5 minute walk away; and Lloyd Park which is larger and has a regular street food market, tennis courts and yoga lessons. It also has the William Morris Gallery which plays host to regular art exhibitions. It's a 10 minute walk to get into the Walthamstow Wetlands and the River Lee canal, which is a lovely peaceful area to explore. There are lots of convenient shops, with one across the street with really friendly owners and a dog! There's several other shops a 5 minute walk from the flat and on the way to the station. It's a 20 minute walk to Walthamstow central which has a large market and bigger supermarkets and clothing shops."

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