



Ground Floor

Total Area: 53.0 m² ... 570 ft²

All measurements are approximate and for display purposes only

Reception Room
14'10" x 12'0"

Bedroom
10'9" x 12'5"

Kitchen / Diner
10'0" x 11'3"

Bathroom
6'2" x 8'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



ST. BARNABAS ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Share of Freehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Ground Floor Victorian Apartment
- Beautifully Presented
- Private Rear Garden
- Share of Freehold (994 Years Underlying Lease)
- Kitchen Diner
- Close to Walthamstow Central Station
- Walking Distance to Walthamstow Village

Situated on the ground floor of a charming Victorian terrace, this beautifully restored one-bedroom apartment benefits from being in a peaceful spot, but still within easy reach of E17's many, many perks, including Walthamstow Village.

As well as the considered decor and period features, you'll find a bright reception room, stylish dine-in kitchen, spacious bathroom and a private rear garden.

It's around 14 minute on foot from Walthamstow Central tube, and the property's positioning in the south part of the postcode means it's a short hop on public transport from the delights of both Leyton and Clapton - win, win.

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REQUEST A VIEWING
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IF YOU LIVED HERE...

After exploring your new neighbourhood, you'll completely understand why E17 is so often dubbed as one of the best places to live in the press, but there's more to this home than the location...

Thanks to the generous bay window, your 180 square foot reception room is a light-filled sanctuary, with original timber flooring and an stunning fire surround, as well as custom shutters and bespoke carpentry to create storage. Your bathroom is a fantastic size with a wash-stand basin, vintage style fittings, floor-to-ceiling white metro tiles and a rainfall shower over the full-size tub.

Your bedroom's a substantial 135 square foot double, with its own original mantel and timber floorboards painted white to accentuate the brightness of the space. The tasteful decor here carries on through to the bright dine-in kitchen, which does a wonderful job of balancing tradition with modern convenience. You'll love the timber worktops, Belfast basin and grey metro tiled splashback, not to mention the space for dining.

The brightly colour rear door opens up to your garden. This outside space is a zero maintenance marvel with an immaculate patio, secluded and overhung with thriving screening greenery, with plenty of space for bike storage.

As well as having a garden, you've got plenty of greenery nearby; Thomas Gamuel park is a mere block away, where you'll find rolling lawns, sport facilities and an excellent playground.

The always-charming Walthamstow Village is less than a mile away - and packed with brilliant eateries, while the same distance in the other direction, you'll find St James St and its creative hub CRATE, a great spot for socialising.

Closer to home, you'll find the Bakers Arms neighbourhood, which has gems such as The Gleaners at Hornbeam Cafe, Gnarly Vines and brand new artisan bakery Suba.

WHAT ELSE?

-As well as being 14 mins from Walthamstow Central station, where you can access the Victoria line and Overground, Walthamstow Queens Road station is 8 minutes on foot for the separate Overground running between Barking and Gospel Oak - perfect if you want to nip to the Essex seaside or the open space of Hampstead Heath.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.

-Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow set to open there next year (it's been a long time coming but will be worth the wait!).



A WORD FROM THE OWNER...

"This has been a perfect first home for us. We're going to miss living in Walthamstow on St Barnabas Road, which is peaceful and has a great community feel. It's easy to get around with two stations being so close and we love to stroll up to the village which has great pubs and restaurants, or to Lloyd Park for the Saturday farmers market."

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