



THE STOW BROTHERS



Reception
13'3" x 13'9"

Bedroom
9'10" x 12'0"

Kitchen / Diner
10'2" x 14'4"

Lean To
6'0" x 9'4"

Bathroom
6'11" x 5'6"

Bedroom
10'0" x 8'8"

Garden
16'7" x 22'3"

Total Area (Excluding Lean To & Garden): 63.5 m² - 684 ft²
While 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 misstatement. 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.



Energy Efficiency Rating	
	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



FALMER ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedrooms
- Ground Floor Victorian Apartment
- Immaculately Presented
- Private Rear Garden
- Share of Freehold
- Kitchen Diner
- Walthamstow Central Location
- Walking Distance to Lloyd Park

A beautifully appointed two bedroom garden apartment, situated on the ground floor of a substantial Victorian conversion, with the generous proportions of the period. You're less than five minutes from Lloyd Park and just ten from Walthamstow Central.

Your twenty two foot private garden's a rare and sizeable outdoor solace. High timber fencing provides plenty of privacy while a BBQ perfect, zero maintenance mix of gravel and raised patio completes the space.

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E17 & E10
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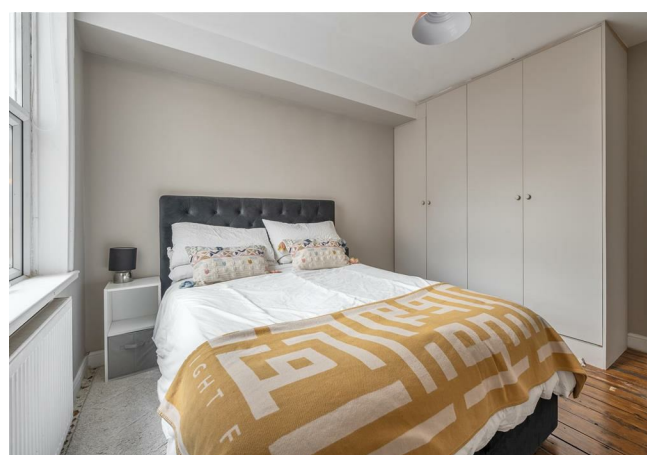
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0203 397 9797



IF YOU LIVED HERE...

You'll step inside to find sleek blonde engineered hardwood underfoot in your hallway, flowing on into your 170 square foot front lounge. In here a stately royal blue colour scheme completes the aesthetic, with natural light flooding in from the bay window. Next door bedroom one's a sizeable double, with more vintage timber flooring and a wealth of integrated storage.

Next the hallway opens up entirely into your kitchen/diner, a tranquil affair with mint pastel paintjob and rustic cream flagstones underfoot. Your garden's accessed from here via a handy lean to, giving way to your secluded retreat, overlooked by mature trees. Back inside and your bathroom's a smart affair in white, cream and blue, while bedroom two sits to the rear, another sizeable double, currently in use as a superb home office.

Outside and, as noted, you're just ten minutes on foot from Walthamstow Central station. From here the Victoria line and

overground will get you to Oxford Circus and Liverpool Street respectively in just twenty minutes, putting both the West End and the City around a half hour away, direct and door to door. If you're staying local the open green spaces of Lloyd Park are closer still, just five minutes away and home to a wide variety of sports clubs and classes.

WHAT ELSE?

- Walthamstow Village, justly renowned for its diverse array of independent wining and dining establishments, is just a half mile on foot. A bit of exploration here will yield an array of new favourites.
- If you prefer your greenery a little more wild, you'll be delighted to find our 500 acre Walthamstow Wetlands nature reserve is just a half hour stroll or eight minutes by bike. You'll forget you're in London.
- With the Village on your doorstep, you're spoilt for choice when it comes to a new local, but be sure to try out The Bell, the pride of Walthamstow's gastropub fleet and just three minutes walk from your new front door.



A WORD FROM THE OWNER...

"Falmer Road was our very first home together and we couldn't have asked for a better experience living here. You can't beat the location. The tube station is a short walk away, meaning the commute and getting around London is super easy. The beautiful Walthamstow Village is also really close by, which has the most lovely pubs and independent shops. Walks around Lloyd Park are a great way to stretch the legs; we love spending our Saturdays there, enjoying what the food market has to offer. The neighbourhood is also really friendly; everyone is supportive and willing to lend a hand wherever they can. The flat itself is perfect; a beautiful, well proportioned Victorian conversion with a private garden that we have enjoyed with friends and family. We also love that the kitchen is the heart of the home as this is where we like to spend our time! We hope that whoever lives here next loves it just as much as we have."

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