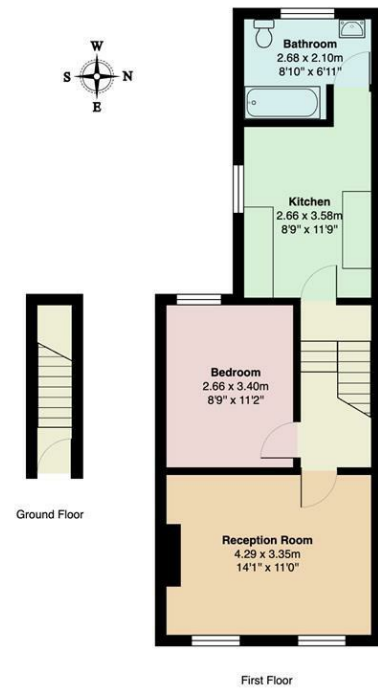


Edinburgh Road, E10



Total Area: 48.1 m² ... 518 ft²

All measurements are approximate and for display purposes only

Reception Room
14'0" x 10'11"

Bedroom
8'8" x 11'1"

Kitchen
8'8" x 11'8"

Bathroom
8'9" x 6'10"



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		EU Directive 2002/91/EC	



EDINBURGH ROAD, WALTHAMSTOW Offers In Excess Of £325,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom
- First Floor
- Well Presented
- Short walk to Walthamstow Central Station
- Short walk to Walthamstow Queens Road Station
- Close Proximity to St James Park

Situated on the first floor of a period property, this bright and characterful one-bedroom apartment has a spacious reception room, dine-in kitchen, original features, spotless decor and excellent location.

Walthamstow Village is 10 minutes away, while Walthamstow Central station is a similar distance to speedily transport you to the centre of London. St James Street is a couple of minutes further, where you have even more excellent amenities, and the greenery of Walthamstow Wetlands can be found a short stretch beyond.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With Walthamstow Village to the east, St James Street to the west, Leyton to the south and Lloyd Park to the north, you'll always be able to find something or somewhere to keep you entertained, but it might be just as tempting to stay at home...

Your reception room is flooded with light thanks to the two windows, while the neutral colour palette and soft carpeting provide a brilliant base - and you'll love the features such as the original fire surround.

The kitchen is just as considered, with smart cabinets, glossy tiles and timber worktops, and the bedroom is a great size, as is the bathroom, where you'll also appreciate the over-tub shower and smart tiling.

As for outside, you've got access to plenty of greenery; Thomas Gamuel Park is minutes away, while Walthamstow Wetlands is walkable - or an even quicker bike ride. Walthamstow Village is less than a mile away, where you'll find an amazing selection of pubs and eateries, including Poke bowl specialists Peeld, top notch restaurant Eat 17, Orford's Fish & Chips and the Queens Arms gastro

pub. Why not make your new coffee shop the newly opened artisan bakery Suba - just a few minutes away.

As well as having Walthamstow Central station 10 minutes away for easy access to the Victoria line and Overground, Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

- Next year you'll also be able to enjoy being just a few minutes from the much anticipated Soho Theatre Walthamstow, which was been given a £30m investment as part of the council's 'London Borough of Culture 2019' commitment to the arts and community.
- Lloyd Park is 20 minutes away, where you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son and a great place for rotating exhibitions.
- Be sure to check out the brand new food court at the 17&Central shopping centre, which is operated by CRATE. There's everything from Vietnamese food to pizza, as well as a brilliant fun mini golf.



A WORD FROM THE OWNER...

"The flat is on a lovely residential street with great access to local transport links. The Village is a short walk away and so is the infamous local market. Walthamstow Marshes is nearby for walks and cycle rides too."

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