



Total Area (Excluding Garden): 87.8 m² ... 945 ft²

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.

- WC
4'7" x 5'7"
- Kitchen / Lounge / Diner
17'8" x 27'5"
- Garden
11'8" x 7'9"
- Bedroom
7'3" x 10'4"
- Bedroom
10'1" x 14'3"
- Bedroom
10'1" x 11'9"
- Shower Room
- Bathroom
7'4" x 6'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	



BLACKHORSE ROAD, WALTHAMSTOW Offers In Excess Of £575,000 Leasehold 3 Bed Apartment - Purpose Built



Features:

- Split-Level Flat
- Three Bedrooms
- First Floor Bathroom
- Ground Floor Cloakroom
- Excellent Order Throughout
- Over 900sq ft

Set within smartly designed modern block, this immaculately finished three-bedroom split-level apartment has plenty of highlights, including a private terrace, open plan kitchen/lounge/diner, ground floor WC and first floor with two bathrooms.

The location is an excellent spot between Blackhorse Road, Walthamstow Central and St James Street, meaning you can enjoy the perks and transport links of several thriving neighbourhoods. Although the apartment is surrounded by E17's best action, there's plenty of greenery nearby too, including the fantastic Walthamstow Wetlands.

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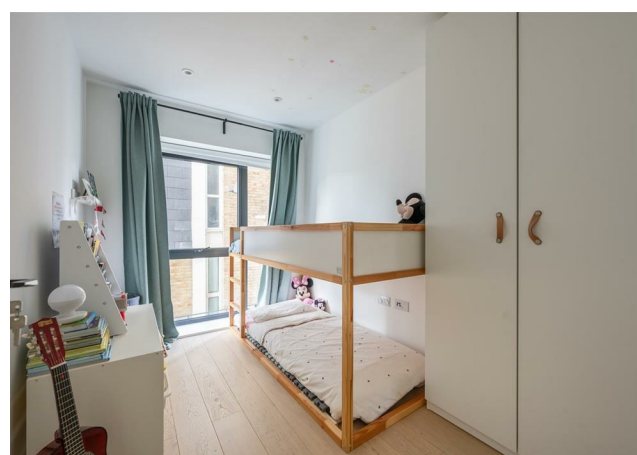
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IF YOU LIVE HERE...

This is truly an excellent location, and you don't even need to just take our word for it, as everyone from Time Out to Conde Nast Traveller has been a bit obsessed with Blackhorse Road as of late. But let's start by looking at the view from inside the property...

Your open plan kitchen/lounge/diner will be a fantastic heart of your home. The decor is neutral, so you can enjoy the minimalist style or use it as a base to add your own flourishes. The kitchen area is just as polished, with sleek units and an integrated oven/hob. You'll love the considered touches such as the space saving vertical column radiators.. The ground floor WC will be brilliantly convenient, as will the family bathroom on the first floor. Even better, the rear bedroom has its own ensuite, so there'll be no queuing in the morning. All the bedrooms are immaculately finished, just like the spacious hallway.

You'll love having your own private terrace, but you've also got some excellent green spaces green spaces; Lee Valley Park, Walthamstow Wetlands and St. James Park are all reachable on foot.

As for urban fun, there's plenty... Start by exploring the Blackhorse Beer Mile, home to 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). You've also got some excellent restaurants within walking distance, such as the popular SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', so you'll want to book. The dynamic social hub CRATE St James is a five minute stroll away. Here you'll find an eclectic collection of creative ventures, from independent eateries and florists to yoga studios and boutiques. On the way you'll pass True Craft, a fantastic new bar/pizzeria.

WHAT ELSE?

- Head 5 minutes to St James Street for the 'Weaver' Overground route to London Liverpool Street. Or it's a 10 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins - or hop on the 'Suffragette' Overground here, which zips between Gospel Oak and Barking. Buses in the area are plentiful too.
- Walk 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.
- Within a year you'll also be able to enjoy the benefit of being less than a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's 'London Borough of Culture 2019' commitment to place culture at the heart of its communities' (one of the reasons we love Walthamstow so much).



A WORD FROM THE OWNER...

"We've loved our time in our home, struck the perfect balance between city living with quick access to both overground and underground, ensuring we're in the heart of the city within 30 minutes. The proximity to Walthamstow marshes provides a refreshing touch of nature. Being near commercial areas, the beer mile, and local breweries adds vibrancy. Our children adore the nearby school and nursery, making it a complete package for our family."

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