



Bedroom
9'0" x 9'7"

Reception
9'10" x 13'1"

Bedroom
9'10" x 10'1"

Kitchen / Diner
8'2" x 10'4"

Bathroom

Balcony
5'8" x 5'2"

Garden
approx. 28'4" x 10'7"

Total Area (Excluding Balcony): 52.4 m² ... 564 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(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



BRIGHTON AVENUE, WALTHAMSTOW Offers In Excess Of £460,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- First Floor Apartment
- Two Bedrooms
- Immaculately Presented
- Moments from Walthamstow Queens Road and Central Stations
- Own Front Door
- Private 30 Foot Garden
- Private Balcony

A brilliant two-bedroom apartment with classic features throughout – and a prime location in one of Walthamstow's most eclectic corners, surrounded by both buzzing eateries and peaceful greenery.

As well as having a sole-use front door, the home benefits from having both a private balcony spacious private rear garden. Walthamstow Queen's Road is just five minutes on foot, while St James Street and Walthamstow Central station are just a bit further.

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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0203 397 9797



IF YOU LIVED HERE...

Behind your sole-use front door, you'll find 564 square foot of immaculate space. The decor is spotless, and you'll love how the contemporary updates sit alongside the original features.

Your front reception room has been beautifully preserved, with stylish touches such as features wall, bespoke shelving and original fire surround. Both double bedrooms have a thoughtful colour palette (you'll love the sunny ceiling in the rear one) and built-in storage.

The kitchen strikes a balance between being characterful but also modern, with its metro brick tiles and smart units. This theme is continued in the bathroom, where you'll love the deep blue mosaic tiles.

During warmer months you'll love sitting out on the sunny balcony, which overlooks your private 30 foot rear garden - complete with a secluded patio, dedicated sheltered barbecue area and beds - all surrounded by lovingly-maintained screening greenery.

As for the location, you're perfectly placed for all that E17 has to offer... Lloyd Park and Walthamstow Village are less than a mile away, while even closer to home, you'll find the dynamic creative hub CRATE, a great spot for socialising and co-working.

Just slightly further there's also True Craft, a fantastic new bar and pizzeria. Your new local coffee shop? Why not make it Weirdough Bakery, which is just a few minutes away?

Need to escape beyond Walthamstow? It's just seven minutes on foot to St James Street station, where the overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a nine minute stroll to Walthamstow Central, where the Victoria line will get you straight to Kings Cross in less than quarter of an hour. 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?

- Situated in Walthamstow Pumphouse Museum - a mere ten minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.
- There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens in 2025 - and it'll be less than a mile from your front door.
- 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.



A WORD FROM THE OWNER...

"We have loved our time living on Brighton Avenue. We love soaking in the sunshine on the balcony and BBQs in the garden. The surrounding streets are very friendly and enabled us to get to know many neighbours. The St James area has really developed in our time here with so much to offer. We love pastries from Weirdough, a sunny afternoon at Crate, an evening cocktail at 56 St James and tapas at Don Francisco y La Luna. For outdoor walks we are spoilt for choice being so close to the marshes, canals and Walthamstow Wetlands. The flat is close to many transport options, including only 10 mins walk to Walthamstow Central, 8 mins to St James Street, and 5 mins to Walthamstow Queen's Road (for lovely walks on the Heath!). We hope the new owners love it as much as we have!"

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