

Reception Room  
15'0" x 11'1"

Kicthen/Diner  
14'2" x 8'8"

Bedroom  
10'11" x 9'9"

Bathroom  
6'3" x 5'8"

Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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		70	78
	EU Directive 2002/91/EC		



## HAZELWOOD ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom
- Victorian First Floor Apartment
- Chain Free
- Kitchen Diner
- Quiet Residential Street
- Close to St James's Street
- Walking Distance to Blackhorse Road Station

A freshly refurbished one bedroom apartment on the first floor of a substantial Victorian terrace, with the generous proportions of the period. It's all located within easy reach of Walthamstow Wetlands, St James Street and Blackhorse Road.

London's largest nature reserve, Walthamstow Wetlands is just a half mile on foot from your front door. With 500 acres of wild blue and green natural space to explore, you'll forget you're in London.

REQUEST A VIEWING  
0203 397 9797

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
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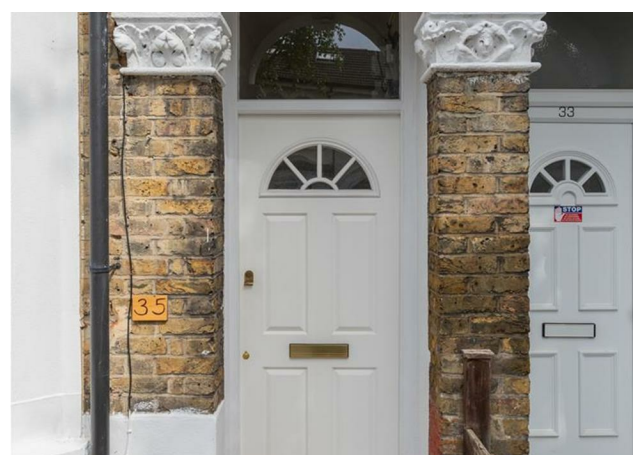
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**IF YOU LIVED HERE...**

You'll be stretching out in that generous 165 square foot front lounge, a trio of double glazed sash-style windows fill the space with light, and a vintage tiled mantel takes centre stage. Plenty of space, soft carpeting, all that light and a simple cream finish makes this the ideal blank canvas for your own inspired design & décor ideas.

Next door your bedroom's a generous double, with more soft carpet underfoot, another feature fireplace and 110 square feet of space to fill. Your bathroom's fully tiled in white, with a timber paneled tub and handset shower. The 125 square foot kitchen/diner to the rear makes for fine second hosting option, with plenty of room for dining, finished in pine cabinetry and engineered hardwood underfoot.

As noted St James Street station is less than five minutes on foot. From here it's just eighteen minutes direct to Liverpool Street, for a door to door City commute of less than half an hour. There's

more. Right next to the station you'll find CRATE ST James, our ever evolving cultural and entrepreneurial hub, home to everything from yoga studios to burger bars, barbers to craft breweries.

**WHAT ELSE?**

- Heading to the West End? Blackhorse Road station is a little over a half mile on foot for the Victoria line and direct connections to Oxford Circus.
- The property is presented chain free, for that all important, hassle free move.
- Looking for something special for date night? Supperclub.tube is just ten minutes on foot, tucked away under the Walthamstow Pumphouse Museum. Here you can enjoy a delicious Latin American fusion menu in the unique surroundings of a decommissioned tube carriage. Booking is essential.



**A WORD FROM THE OWNER...**

Location, Location, Location!

With great transportation, a bustling shopping area and beautiful scenic summer walks particularly in the Walthamstow Wetlands.

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