

Total Area: 72.3 m² ... 778 ft²
All measurements are approximate and for display purposes only

- Reception Room
17'4" x 11'5"
- Bedroom
11'1" x 10'5"
- Kitchen
8'2" x 7'10"
- Bathroom
5'2" x 8'2"
- Bedroom
11'5" x 10'5"



BLYTH ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom First Floor Flat
- Warner Maisonette
- Close To Lea Bridge Road Station
- Long Lease
- Chain Free

A charming and well-presented two bedroom first floor Warner apartment, with a dedicated front door and section of garden. All within easy walking distance of Lea Bridge station and the Lea Bridge Road entrance to Walthamstow Wetlands.

Lea Bridge Road station is only seven minutes away on foot. From here it's just one stop to Stratford, where you can travel to almost anywhere on the Central, DLR, Elizabeth, Jubilee and Overground lines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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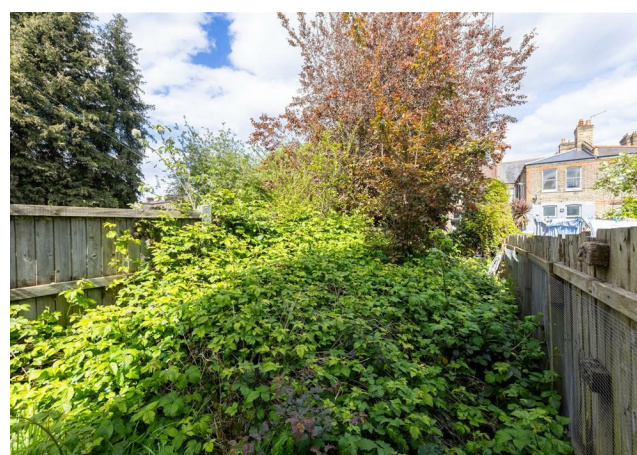
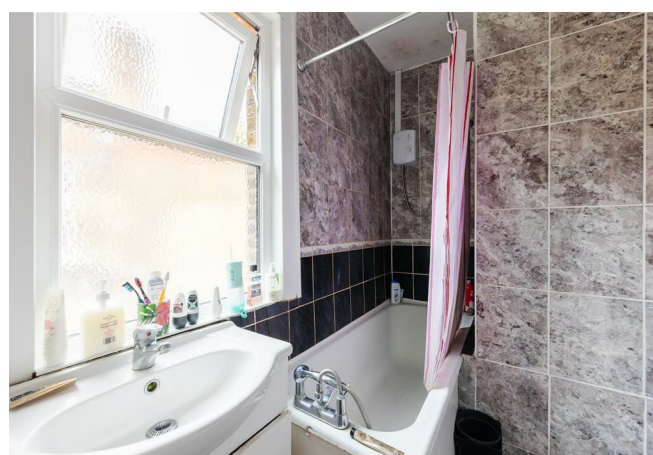
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IF YOU LIVED HERE...

After stepping through your handsome entrance archway and private front door you'll continue upstairs to 200 square feet of bright, inviting reception room. Natural light pours in from the bay window, while beautiful, blonde hardwood flooring, original cornicing and a calm cream colourscape continue through to your first double bedroom. Here you have some useful built in storage and a window overlooking the rear of your property.

Stroll further down the hallway to find your kitchen, with white splashbacks, rustic wooden cabinets and marbled countertops. Then carry on to your lilac hued family bathroom, where you have floor to ceiling tilework and a complete white suite with shower over the tub. Your principal double bedroom is next door. Double windows overlook gardens to the rear and there's more of that smooth blonde hardwood underfoot. Your own dedicated section of garden has huge potential for development and is an extra al fresco relaxation space.

Take advantage of secure roadside cycle storage by using the convenient hanger opposite your front door. In six minutes cycling you'll be out in the natural, green, open space of Walthamstow Wetlands and, if you fancy

swapping your bicycle for a horse once you get there, you can take some equestrian classes at Lee Valley Riding Centre. You also have Leyton Jubilee Park nearby, for lazy summer picnics or a workout on the outdoor gym equipment. Your new local will be The Hare and Hounds, where the local cask ales and craft beers are equally as tasty as the pizzas and Sunday roasts. Head down on a Sunday for the weekly quiz night and get to know your neighbours.

WHAT ELSE?

- For a really special dining experience, stroll twenty minutes over to the Walthamstow Pumphouse Museum and venture underground to Supperclub.tube. This exquisite Latin American fusion restaurant has been set up from the inside of a decommissioned tube carriage.
- You can walk from your front door to Blondies taproom, and neighbouring creative community space Patchworks, in less than ten minutes. Here you'll find craft beers, open mic nights and handcrafted goods at one of the regular maker's markets.
- Also within easy walking distance is St. James Street station, for direct sixteen minute Overground runs to London Liverpool Street.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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