



Reception Room
14'1" x 11'5"

Bedroom
11'8" x 8'8"

Bathroom
6'0" x 4'10"

Kitchen
12'0" x 9'2"

Bedroom
18'5" x 10'5"

Shower Room

Garden
14'9" x 18'0"

Total Area: 75.3 m² ... 811 ft²
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		52	61
		EU Directive 2002/91/EC	



TURNER ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
2 Bed Apartment



Features:

- Two Bedrooms
- First Floor Ex Warner Apartment
- Split Level
- Immaculately Presented
- Private Rear Garden
- Close to Wood Street Station

An immaculate, first floor, two bedroom apartment, featuring a private garden and central Walthamstow location. Travelling into the City is a breeze, with a secure cycle hanger yards from your door and Wood Street station not much further.

From Wood Street station you'll find fast, twenty three minute Overground trains to London Liverpool Street, for a daily City commute of less than thirty minutes door to door.

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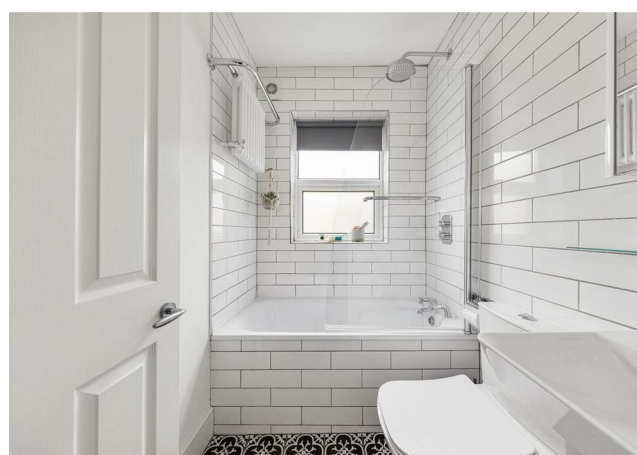
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REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll step through your own private doorway and hang your coat next to the dramatic, exposed brick wall that runs over both floors of your split level apartment. You have plush, smoky grey carpet underfoot in your 160 square foot reception room and ornate tilework surrounding your vintage hearth and mantel. Alongside, there's more of that velvety carpet in your sizeable second bedroom. The gorgeous family bathroom comes next, where you'll find classic white, floor to ceiling tilework, chrome fixtures and fittings and a rainfall shower over the tub.

Continue through to your impressive kitchen, where you have navy cabinets contrasting beautifully with blonde hardwood flooring, glossy white splashbacks and sleek, chrome, integrated AEG appliances. From your kitchen you have access to your 260 square foot, fenced, private garden with a lush green lawn. Back inside and you'll head upstairs to your, 195 square foot, principal bedroom. Bathed in natural light from two large skylights overhead and double sliding doors opening out to a Juliet balcony, this room also has a smart en suite. Featuring more of that glossy white tilework and a stroll in shower.

Wander two minutes round the corner and you'll arrive at your new local, The Duke. This friendly gastropub holds regular live music and comedy events and is the perfect place to start exploring the lively social hub of Wood Street. From independent Italian delicatessen and cafe, Rebel Coffee all the way up to the artisanal Wood Street Bakery, there's a wealth of vintage shops and great little eateries to visit. Most notably, the infamous Wood Street Indoor Market is an Aladdin's cave of unique handcrafted goods and charming boutiques.

WHAT ELSE?

- If you're craving some nature, expansive Epping Forest and its green, open cycle paths and walkways are just moments from your door. Reach the Forest Rise entrance in ten minutes on foot or three minutes by bike.
- Walthamstow Village is also nearby. Spend a whole day meandering along Orford Road, from the neon paradise of God's Own Junkyard to the walled beer garden of the Queen's Arms.
- A four minute cycle across Fellowship Square and its protected cycleway, and you'll arrive at Waltham Forest Feel Good Centre. Here you can take part in a range of sporting activities or pamper yourself in the sumptuous spa.



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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