

Area: 56.5 m² ... 608 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.

Reception
11'8" x 11'8"

Bedroom
10'7" x 10'2"

Bedroom
11'9" x 9'9"

Kitchen
9'10" x 7'10"

Bathroom
5'5" x 7'10"

Garden
30'2" x 11'2"

Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CLAREMONT ROAD, WALTHAMSTOW

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



Features:

- Two Bedrooms
- Ground Floor
- Well Presented
- Private Garden
- Stripped Wooden Floorboards
- Short walking distance to Blackhorse Road Station
- Easy Access to Walthamstow Wetlands

A beautiful, smartly presented, two double bedroom, ground floor apartment, with a South facing, 340 square foot private courtyard, a stylish bathroom and kitchen. Much loved Blackhorse Lane and Walthamstow Wetlands are at your fingertips.

Your nearest station is Blackhorse Road, only fifteen minutes away on foot, where you'll be through to King's Cross in twelve minutes and Oxford Circus in seventeen. Overground and Victoria line trains also run direct to Walthamstow, Leyton, Leytonstone and Wanstead.

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

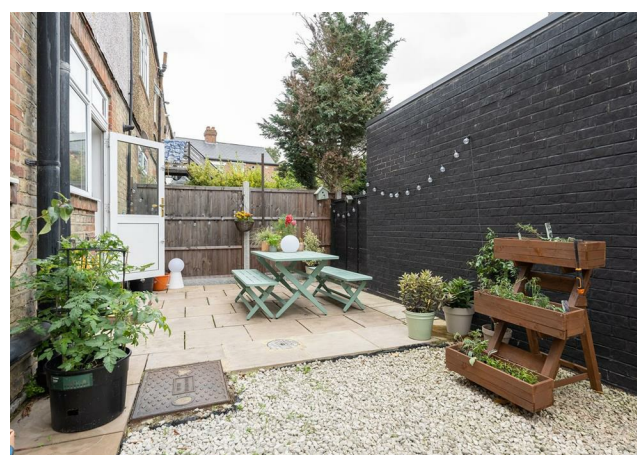
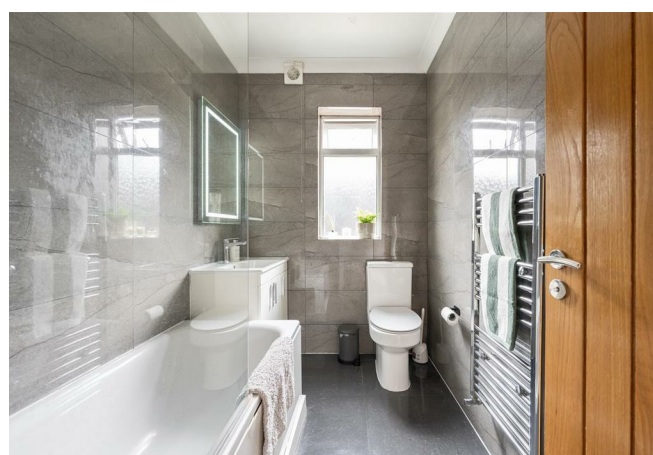
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Home to an ornate vintage fireplace, high quality matt paintwork and flawless stripped timber flooring, your elegant living room makes a great first impression. The high standard continues in your bold, well appointed kitchen. All decked out in smooth, cherry red splashbacks, glossy white cabinets and sleek stainless steel integrated appliances. You've direct access to a wonderful, large, sheltered courtyard garden, perfect for hosting outdoor dinner parties.

Your contemporary, pristine bathroom has smoky oversized wall tiles, dark granite flooring, a heated towel rail, a backlit mirror over the vanity unit, and shower over the tub. Two handsome double bedrooms complete the set up of your new home, with the principal bedroom overlooking your garden. The second sleeper is currently in use as a home working, exercise and music studio and both rooms have more of that gorgeous timber flooring underfoot.

Just a ten minute walk brings you to the Lockwood Way entrance to Walthamstow Wetlands. A designated site of special scientific interest, this large, beautiful network of reservoirs and grasslands provides endless

opportunities for exercising and forgetting you're in London. For the latest craft beers, fine food and a friendly, vibrant atmosphere, the Blackhorse Beer Mile is only five minutes from your front door. We'd recommend starting right in the centre at Exale Taproom and then working your way either up or down Blackhorse Lane.

WHAT ELSE?

- Your new local will be Hackney Brewery and High Hill Taproom, situated just off Blackhorse Lane on Lockwood Way. This converted warehouse is now home to a large outdoor seating area and a huge indoor beer hall, full of the latest brews and relaxed vibes.

- For healthy fine dining and a massive range of vegetarian and vegan plates, SlowBurn is the place to go. You'll be served nourishing plates and mouth watering desserts all from the unique surroundings of a working denim factory.

- It's also just a fifteen minute stroll to the lush, landscaped gardens of Lloyd Park. The perfect place for a summer picnic or a visit to the landmark William Morris Gallery.



A WORD FROM THE OWNER...

"We have loved living in this flat, and being near to the tube plus also Lloyd Park, Higham Hill Park, and local breweries and cafes. We have nice neighbours and there is a great sense of community."

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