

Total Area: 54.8 m² ... 590 ft²
All measurements are approximate and for display purposes only.

Reception Room
12'11" x 11'9"

Bedroom
11'5" x 9'9"

Kitchen/ Diner
11'10" x 9'9"

Bathroom

Bedroom
11'9" x 9'0"



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		68	75
		EU Directive 2002/91/EC	



DAVENTRY AVENUE, WALTHAMSTOW

Offers In Excess Of £499,995 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Ground Floor Victorian Flat
- Beautifully Presented
- Private Rear Garden
- Share of Freehold
- Kitchen Diner
- Village Borders
- Next to Walthamstow Central Station

This bright and spacious two-bedroom, ground floor period conversion is full of Victorian charm and enviably located on a no-through street within the borders of Walthamstow Village. Other highlights include the private rear garden, dine-in kitchen and thoughtful decor.

There's a huge array of fantastic restaurants, bars and gastropubs in the immediate area, while Walthamstow Central station is mere minutes away on foot for the convenient Victoria line or Overground, so you can be in the West End or City in around half an hour door-to-door if you time it right.

REQUEST A VIEWING
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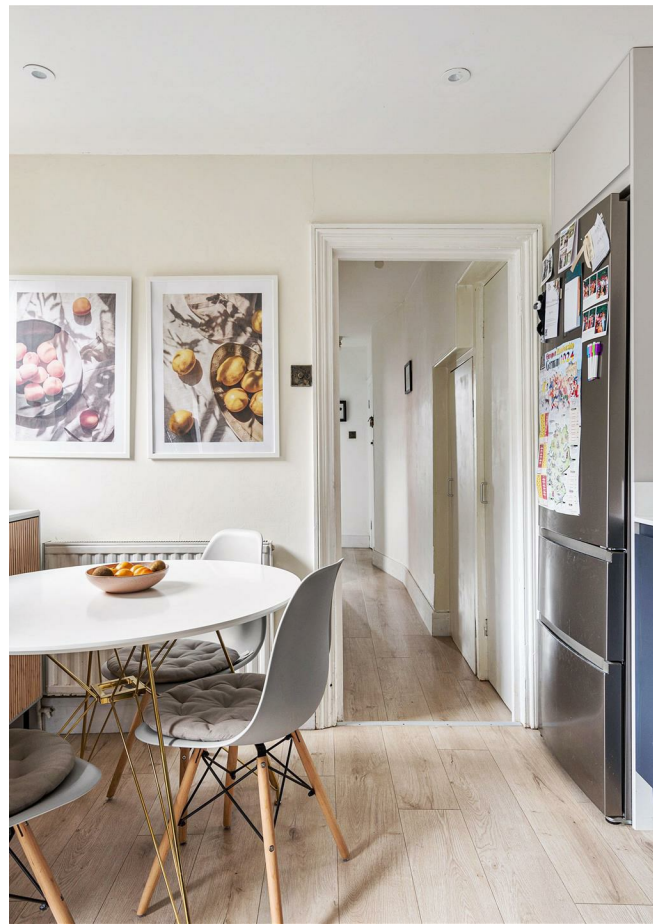
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IF YOU LIVED HERE...

Beyond the handsome brick frontage, your reception room with is brimming with natural light thanks to the large bay window. You'll love the contrast between the neutral hallway and the soothing tones within the rooms.

The dine-in kitchen is sleek yet full of traditional style, with glossy metro brick tiling and high spec appliances. Again, there's plenty of natural light due to the rear door and glazing. During warmer months, you'll love being able to spill out into the leafy garden, making the most of the sun trap decked patio at the rear.

The two bedrooms are just as smartly decorated, and the bathroom also strikes a great balance between being contemporary but with vintage-style touches.

Beyond your front door, you can enjoy exploring in all directions... Just a few metres away, Orford Road leads to the hub of Walthamstow Village, where you've got some great pubs, including The Queens Arms and Nags Head, as well as the award-winning brasserie-cum-store Eat 17 (London's 'poshest Spar' according to the Evening Standard). The village square is a fantastic place to sit and people watch while enjoy the gentle hustle and bustle.

Closer to home, you'll find brand new artisan bakery Suba on Hoe St - perfect for

your morning caffeine fix and a cheeky pastry. Then up towards Walthamstow Central - still only a few minutes on foot, you have more excellent options, including ramen joint Tonkotsu, Signature Brew's burger venture Collab and sourdough specialist Today Bread.

Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is around 20 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 20 minutes east.

WHAT ELSE?

- 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 convenient chains. Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow set to open there very soon.
- While Walthamstow Central is your nearest station (with access to both the Victoria line and the Overground), this area is served by some excellent bus routes, providing easy access to Leyton, Leytonstone, Clapton and Hackney.
- Just to give you even more choice, you'll want to add the unique Ravenswood Industrial Estate to your list of places to visit - it's home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.



A WORD FROM THE OWNER.....

We've loved living in Walthamstow for the past few years. We instantly fell in love with Walthamstow Village and feel lucky to be close enough to stop by all the time, whether that be for a mid-week drink at the pub, cocktails at Bargo or treating ourselves to an Orford Road chippy on a Friday. The bakery (Suba) that has opened dangerously close to the flat is also amazing - their pastries are fresh and delicious and their baguettes are unrivalled. Our dog loves the greenery on the doorstep including Epping forest and Hackney marshes, and we've enjoyed many weekend walks in the surrounding areas. Walthamstow Central is so close which makes getting into central London so easy. The flat itself has been amazing - we've loved cooking and hosting in our new kitchen, but our favourite thing about the flat has to be the garden which is a sheltered sun trap, great for relaxing in the sun and big enough to have people round for a bbq in summer. We'll miss living here but we know it will be a lovely flat for the next owners."

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