

First Floor

Total Area: 51.0 m² ... 549 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/ Reception Room
20'0" x 12'9"

Bedroom
14'2" x 9'0"

Bathroom
6'11" x 6'10"

Utility Room

Balcony
12'0" x 5'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(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		EU Directive 2002/91/EC	



MARLOWE ROAD, WALTHAMSTOW

25% Shared Ownership £95,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- 25% Shared Ownership
- Monthly Rent - £823.52
- One Bedroom
- Modern Development
- Moments from Wood Street Station
- Balcony
- Short Walking Distance to Epping Forest

A sleek, bright and characterful one bedroom balcony apartment, on the first floor of a smart, contemporary development sat among communal grounds just a short stroll from Epping Forest and the bars, shops and transport links of Wood Street.

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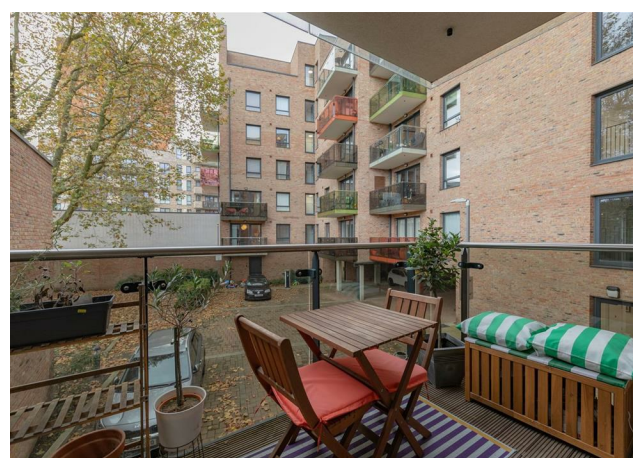
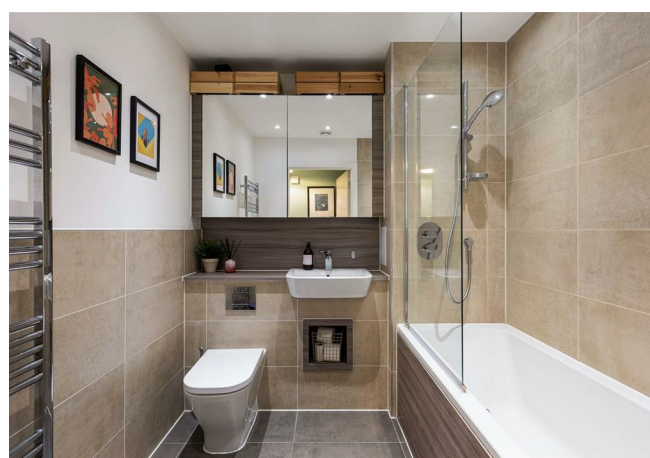
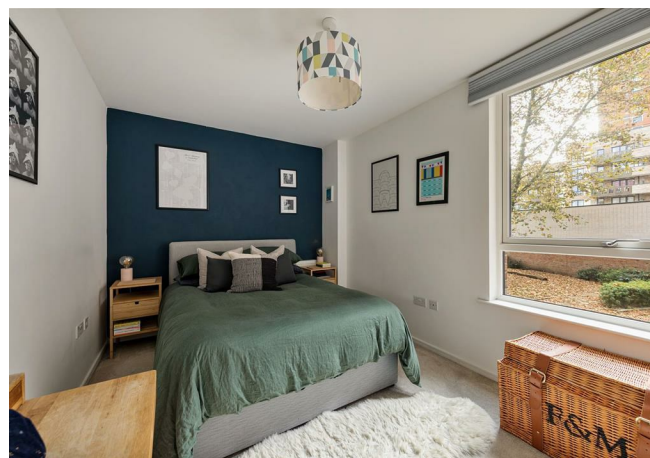
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IF YOU LIVED HERE...

First stop will be the broad, welcoming hallway with plenty of incidental space, extra storage and a handy utility cupboard. Your bedroom's on the right, a handsome double of 130 square feet with soft carpet, leafy views and a royal blue statement wall. Across the corridor sits your bathroom, an elegant boutique affair in smoky sandstone tilework.

At the end of the hall you'll find the social heart of your new home, the 250 square foot open plan kitchen and reception. In here smoothly engineered hardwood runs underfoot and your balcony sits to the right, a sheltered outdoor solace filling the space with natural light. At the opposite end your kitchen's fitted out with a seamless suite of smooth cream cabinetry and complementary countertops.

Outside and Wood Street overground is less than five minutes on foot. From here it's just twenty minutes direct to Liverpool Street, for a door to door City commute of well under half an

hour. Staying local, and Wood Street itself has plenty to offer with an ever evolving range of independent bars, restaurants and cafes ready to explore right on your doorstep.

WHAT ELSE?

- The peaceful streets of much loved Walthamstow Village are just a ten minute walk away, home to a huge range of sumptuous wining and dining establishments, as well as the star spangled God's Own Junkyard.
- The endlessly explorable expanse of Epping Forest is just a half mile on foot, including the tranquil blue waters of Hollow Ponds, where you can find row boats for hire.
- Heading for the West End? Walthamstow Central is just one stop down from Wood Street for a quick swap to the Victoria line and direct runs to Oxford Circus.



A WORD FROM THE OWNER...

'After 6 wonderful years of living in this cosy one bedroom apartment, I've made some lifelong friendships with my neighbours and had the luxury of watching Wood Street develop into a fantastic community. The flat is located within a 3 minute walk to Wood Street station and a further 5 minute walk to a fantastic gym, Pure Muscles. The local area boasts a large array of bakeries and coffee shops, alongside having 3 pubs/breweries just a stones throw away. On a Saturday morning we would pop to Chocolatine for a delicious pastry and then head to Wood Street Bear in the afternoon for a welcoming beer. We've also found some great running routes up to Highams Park and Epping Forest which has been a great way to explore the local area in even more detail.

The flat looks out onto the private residents garden and captures wonderful light throughout the day. The building has a great community feel to it and often residents will write on the Facebook group to host barbeques and drinks in the garden. We've also made friends with our more fluffy residents and like to spend time with the dogs in the garden. During the winter months we've felt no need to use the heating as it's been so well insulated - this has been a real benefit to living in a new build, particularly when costs have risen elsewhere to keep a home warm. This flat has been wonderful to me and my partner and we hope that it's potential can be shared to create more happy memories.'

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