



Total Area: 82.3 m² ... 886 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	71
		EU Directive 2002/91/EC	



STAINFORTH ROAD, WALTHAMSTOW

£1,650 Per Calendar Month
 2 Bed Flat



Features:

- Spacious Split Level Flat
- Walthamstow Central Location
- Short Walk To The Village
- Close To The Victoria Line
- Neutral Decor Throughout
- Two Double Bedrooms
- Large Reception Room
- Fitted Kitchen/Diner
- Wood Flooring Throughout
- Council Tax Band B

A smart, bright and impeccably appointed two bedroom duplex apartment, with a wealth of vintage features. You're enviably located right in the heart of everything, mere moments from Walthamstow Central and The Village.

If its natural space you're after then our beloved green gem of Lloyd Park is just a half mile away on foot. Perfect for morning jogs and evening strolls, the park's also home to cafes, courts and all manner of sports clubs and classes.

REQUEST A VIEWING
 0203 397 9797

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

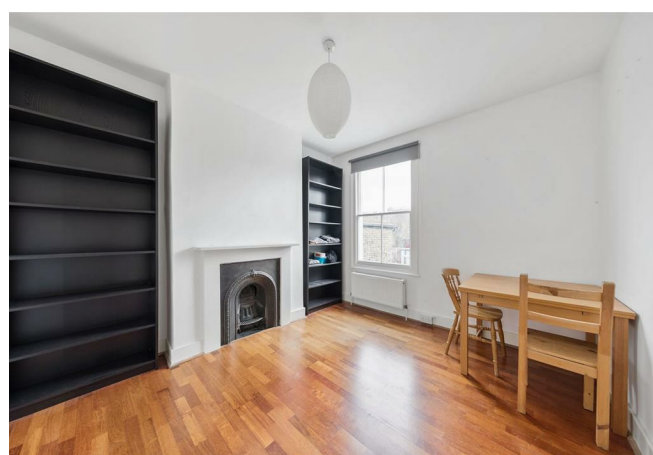
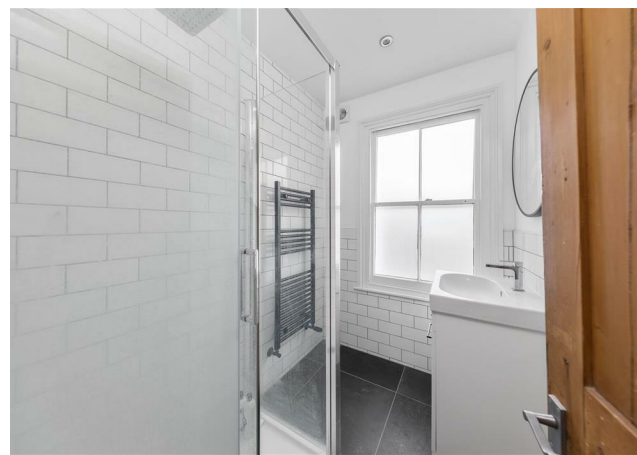
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
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Property Maintenance
 propertymanagement@stowbrothers.com
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IF YOU LIVED HERE

You'll be enjoying a sparkling suite of rooms a stones throw from the very best our beloved borough has to offer. Your 180 square foot reception is immediately impressive, with pale blonde hardwood floors making the most of the natural light streaming in through the two original sash windows. Open shelving sits either side of the vintage hearth.

Elsewhere your first bedroom is a similarly stylish, 120 square foot double while your bathroom gleams in floor to ceiling metro tiling and walk in shower cubicle. Your WC sits adjacent, handily separated, while your kitchen/diner's next door, terracotta flooring contrasting nicely with timber worktops and more metro tiling on the splashbacks. Finally into the loft for your second double sleeper; 175 square feet with lots of storage.

Outside and, as noted, you couldn't be in a better position.

Walthamstow Central station is less than five minutes on foot and will get you directly to Kings Cross in fifteen, plus we're at the top of the line here so you'll always get a seat. Liverpool Street for the City and Oxford Circus for the West End are both just twenty minutes direct.

WHAT ELSE?

- Walthamstow Village, our enviable exclusive enclave, is just five minutes stroll and home to a rich array of diverse, independent wining and dining establishments. Whatever your taste, mood or occasion you're sure to find a favourite.
- Ideal for a couple, young family or two professional sharers, this ultra desirable residence is available now.
- Our main thoroughfare of Hoe Street is just two minutes away at the end of your road and well worth some exploration. In particular, the old art deco cinema is soon to re open as the 1,000 seat Soho Theatre, Walthamstow.



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 the Walthamstow Wetlands or the marshes or 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."

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