

Hallway
20'0" x 6'6"

Bedroom
12'5" x 11'1"

Bedroom
11'1" x 9'6"

Bathroom
7'10" x 4'7"

Kitchen
7'10" x 5'10"

Lounge
11'5" x 11'1"

TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

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
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EDWARD ROAD, WALTHAMSTOW

£1,895 Per Calendar Month
 2 Bed Apartment - Purpose Built



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	76
		EU Directive 2002/91/EC	

Features:

- Available February
- Ex-Warner Property
- Two Double Bedrooms
- Neutral Decor
- Quiet Residential Area
- Private Section of Rear Garden
- Close to Amenities
- Close Location To Blackhorse Road Station

A lovingly appointed two bedroom apartment in Walthamstow's signature Warner style, with dedicated front door and private section of the rear garden. Unusually, you also have an impressive bay window to the rear, with leafy green views of your garden and Lee Valley Park beyond, just over the fence.

You're spoilt for choice when it comes to local green spaces, not only is Lee Valley Park right at the end of your garden, but you have London's largest nature reserve – the 500 acre Walthamstow Wetlands – less than half a mile away on foot.

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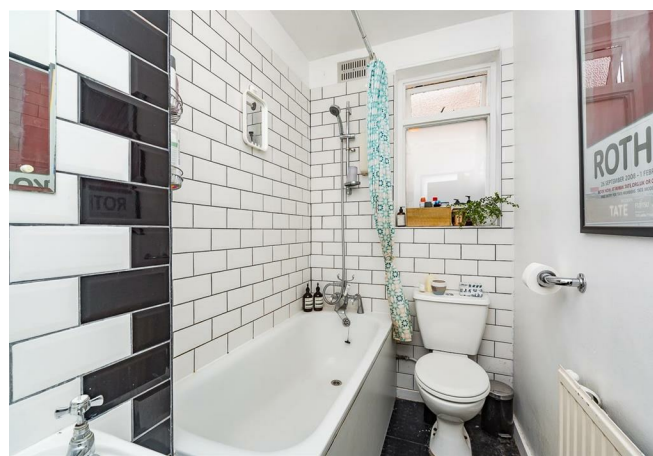
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IF YOU LIVED HERE...

You'll be enjoying all the love and care that's been lavished on this property from front to back – your lounge is placed to the rear to benefit from that wonderful bay window, bathing the space in natural light and making the most of the pale vintage timber floorboards running underfoot. Elsewhere, your bathroom's equally striking; fully decked out in classic black and white with floor to ceiling metro tiles.

Both bedrooms are substantial doubles, of 110 and 130 square feet respectively. The larger front room – currently in use as a lounge thanks to the famously flexible Warner layout – has more vintage timber underfoot and a striking statement

wall, while bedroom two has a pleasant green view. Finally, the kitchen's a sleek affair in red, white and black, with timber worktops.

Outside, and Blackhorse Road station is just a five minute walk and will whisk you directly to Oxford Circus in twenty. Alternatively, St James Street station is a half mile on foot and will get you directly to Liverpool Street just as quickly. Just a few steps beyond St James Street station is Crate St James, Walthamstow's latest social and entrepreneurship hub. Here you'll find everything from microbreweries to cafes and yoga studios.



WHAT ELSE?

- Your garden's a pleasantly secluded mix of lawn and patio, flanked by plenty of screening greenery and barely overlooked thanks to backing onto Lee Valley Park.
- Ideal for a young family or a couple.
- Parents will be pleased to know you have nineteen primary/secondary schools, all rated 'Good' or better by Ofsted, in a one mile radius.

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