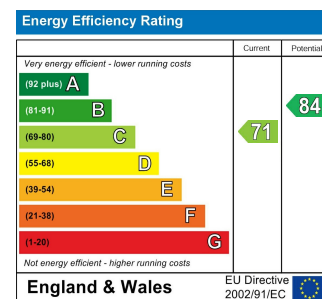


Total Area: 124.8 m² ... 1344 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



WELLINGTON ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- Arranged Over Three Floors
- Two Bathrooms
- Beautifully Presented
- Open Plan Living
- Private Garden

An epic, open plan family home made for entertaining. You have four bedrooms, twin bathrooms and a glorious, skylit, forty five foot lounge/kitchen. Sat in the heart of E17, you have Blackhorse Road station less than a half mile away on foot.

With three storeys of impeccably appointed living space, plus an expertly landscaped rear garden, this is a superb designer find in a splendid spot.

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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

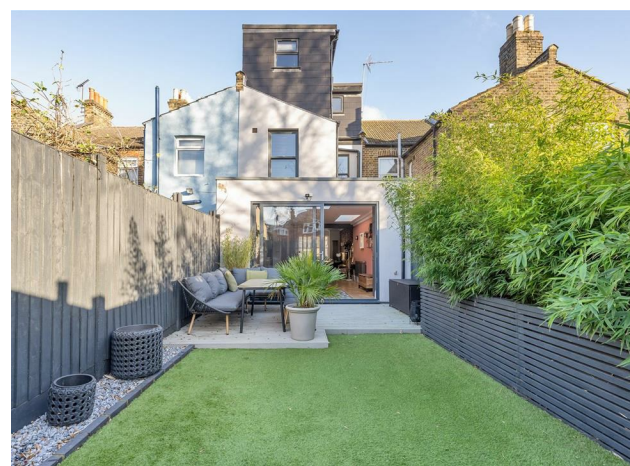
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Your open plan ground floor, dual aspect and skylit, will delight you and yours on a daily basis. Blonde parquet flooring flows underfoot, classic bistro shutters sit on the bay window and a charming exposed brick wall runs down one flank. The kitchen area is artfully established by rose pink walls and home to a chef's island and breakfast bar, topped with chunky marbled work surfaces. A wealth of battleship grey cabinets run down one side, home to a full complement of integrated appliances.

At the rear you have a twin set of oversized patio doors. Slide these back to bring the outside in and explore your private garden, an artful blend of decking and Trulawn flanked by bespoke timber planters. Upstairs, and your principal bedroom comes in at 140 square feet, with integrated timber storage and a striking statement wall. Your family bathroom, by the way, is a masterpiece, home to both a freestanding clawfoot tub and stroll-in rainfall shower cubicle, all finished in elegant onyx trim and with metro tilework running from floor to ceiling facing a stately grey paintjob.

To the rear, another double bedroom brims with colour and character, before we head up the skylit staircase to your sumptuous loft suite. Here twin skylights illuminate your 180 square foot front sleeper, with burnt orange walls and

integrated storage. Bathroom number two's another sleek, boutique affair, with a rainfall shower against floor to ceiling metro tiles. Finally sleeper number four is currently in use as a superb work from home space.

Outside and, as noted, Blackhorse Road station is less than ten minutes away on foot, with direct fifteen minute runs to Kings Cross putting the heart of the city well within a half hour door to door. The much loved Blackhorse Beer Mile is just as handy, home to a wide range of independent craft breweries, taprooms and beer gardens that will delight craft beer fans and families alike. Be sure to check out community favourite Big Penny Social, just a half mile on foot from your new front door.

WHAT ELSE?

- The capital's largest nature reserve, Walthamstow Wetlands, is just fifteen minutes on foot or five by bike. Lose yourself in its 500 acres and forget you're in London.
- Parents will be pleased to find four 'Outstanding' primary/secondary schools all within a twenty minute walk, with a further nineteen rated 'Good', just as close.
- Heading to the City? St James Street station is just a half mile on foot and will get you straight to Liverpool Street in twenty minutes.



A WORD FROM THE OWNER...

"The property is south facing and gets incredible sunshine all day and into the evening, great for hosting friends in warmer months. The open plan space is great for hosting dinner parties as well. It is a lovely street with lots of families and great neighbours. We have great access to parks, walking distance to nurseries and schools for younger children. There is a leisure centre nearby, great for swimming and soft play. In terms of things to do, there are lots of cafes, brunch spots & shops opening up all the time. There is access to a lot of green space, particularly Lloyd Park which has a wonderful farmers market every weekend, and the wetlands. There are great transport links (tube and overground), which have made it very easy to commute to work in central London. For example Kings Cross in under 25 mins. "

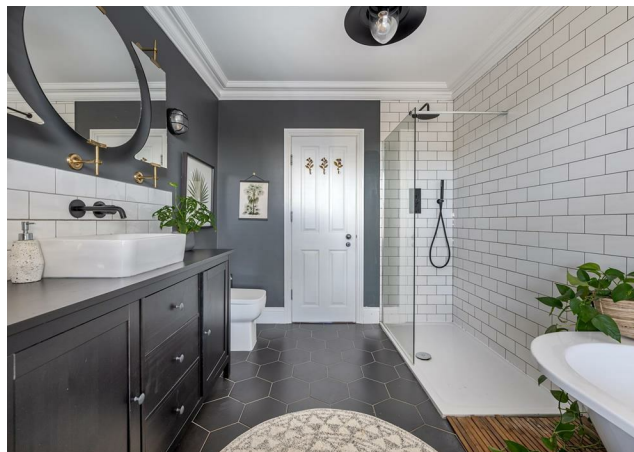
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Kitchen/Lounge/Diner
13'2" x 44'11"

Bedroom 3
13'10" x 12'9"

Bedroom 1
13'10" x 10'0"

Bedroom 4
7'9" x 10'11"

Bedroom 2
8'3" x 12'0"

Bathroom 2
7'0" x 4'6"

Bathroom
8'3" x 11'3"

Garden
14'5" x 26'10"



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