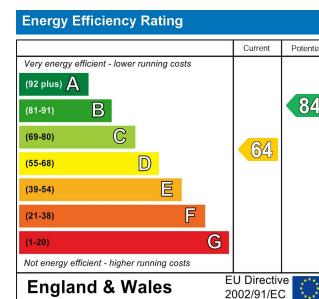
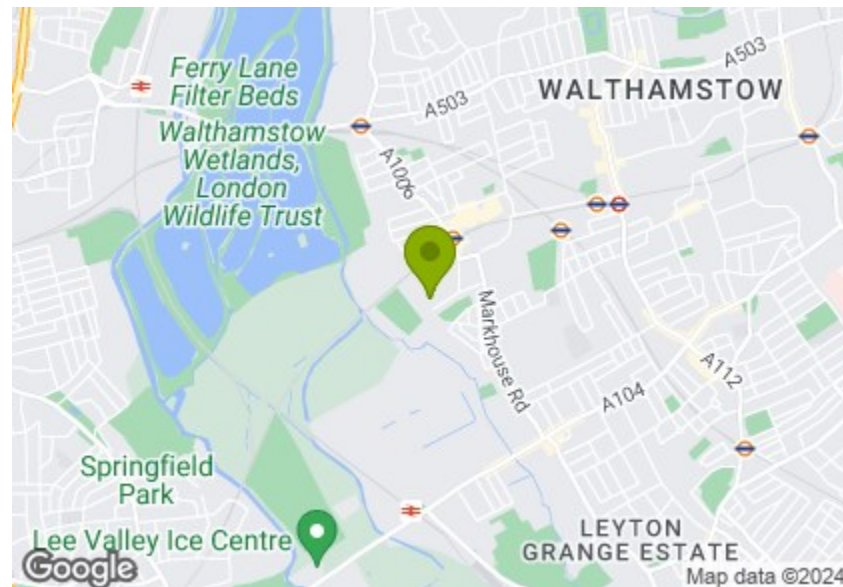


Hartington Road, E17
Approx. Gross Internal Area 1269 Sq Ft - 117.89 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com



HARTINGTON ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedrooms
- Victorian Terraced
- Arranged Over Three Floors
- Chain-free
- St James Street Location
- Kitchen extension

A perfectly pristine, freshly refurbished four bedroom family terrace, elegantly laid out over three storeys with three bathrooms, a wealth of sociable space and sizeable rear garden. It's all sat just moments from St James Street station.

As well as St James Street overground you have the creative and cultural hub of CRATE St James on your doorstep, as well as our famous street market.

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E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

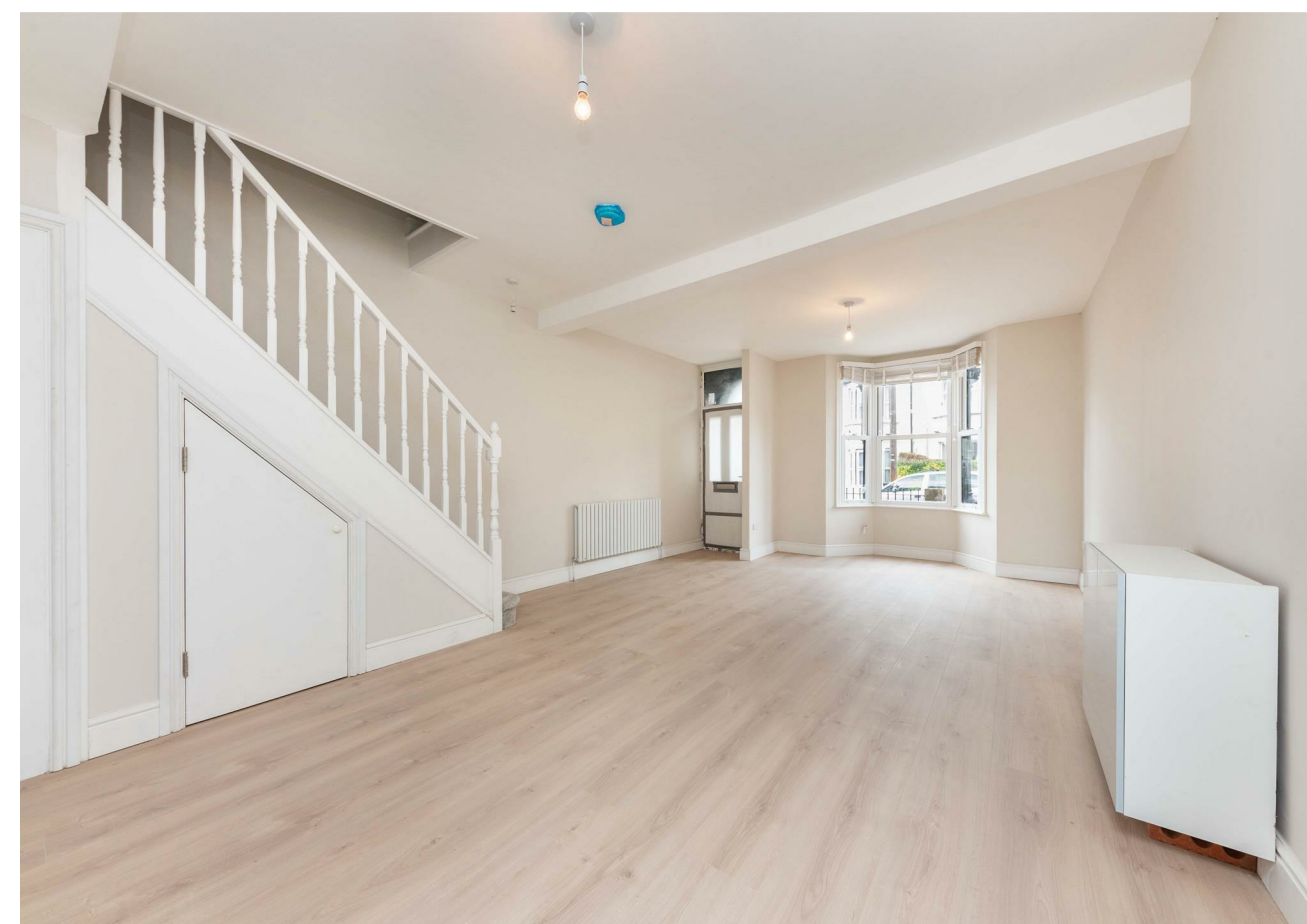
You'll step past the classic brick facade, handsome in charcoal grey trim, and find your 300 square foot reception on the left. Laid open to the staircase and the garden to the rear, it's a vast space with engineered hardwood underfoot, immaculate cream walls and floods of natural light. Step out into your garden via the side return for an expertly landscaped mix of patio, lawn, decking and beds.

Back inside to your kitchen now via a set of double patio doors. It's an artfully zoned 160 square feet with a generous flank of smoke grey cabinets and integrated appliances. Upstairs, both first floor bedrooms are solid doubles in white and grey, with a smart en suite shower room off the principal sleeper to the front, and a similarly stylish family bathroom off the hallway. Finally your comprehensive loft conversion is home to two more double bedrooms, one skylit, and your third sleek, designer bathroom.

Outside and you're handily placed less than ten minutes from Walthamstow High Street and our famous street market. Just as close is St James Street station, where direct twenty minute runs to Liverpool Street put the City less than a half hour away door to door. Finally, you also have CRATE St James on your doorstep, our creative, entrepreneurial hub home to everything from barbers to burger bars, craft breweries to yoga studios.

WHAT ELSE?

- Parents will be pleased to find no fewer than fifteen 'Outstanding' or 'Good' primary schools all within a one mile radius. The 'Outstanding' South Grove Primary is less than ten minutes away.
- The property is presented chain free, for that all important speedy and hassle free move.
- You're lucky enough to have one of Walthamstow's best restaurants on your doorstep. Supperclub.tube is just two minutes away and serves up delicious Latin American fusion menu in a decommissioned tube carriage. Booking essential.



A WORD FROM THE EXPERT...

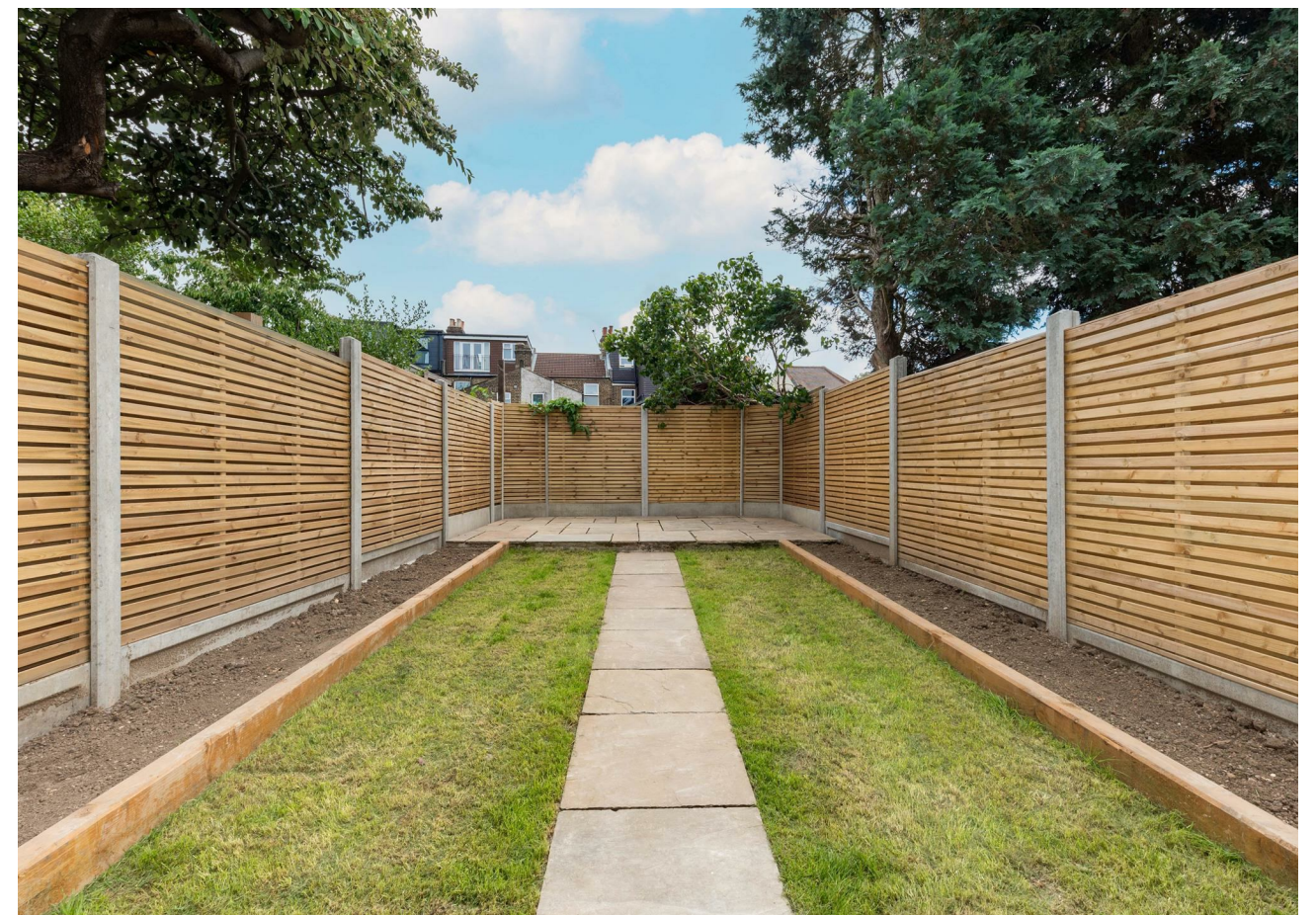
"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD

E17 BRANCH MANAGER

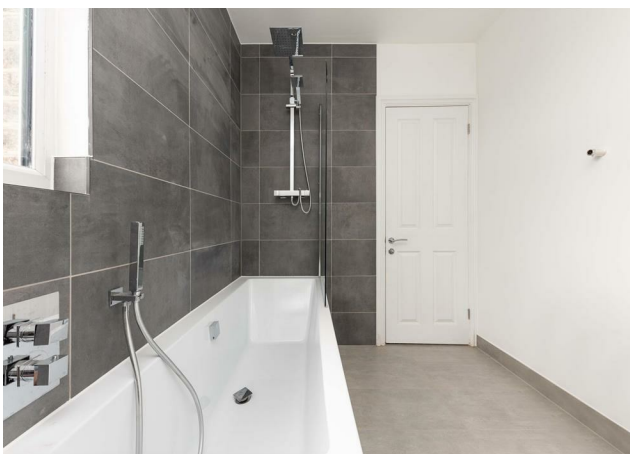
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Reception Room

22'3" x 14'1"

Kitchen

20'0" x 8'6"

WC

Bedroom

14'1" x 11'1"

Ensuite

Bathroom

Bedroom

10'2" x 8'10"

Bedroom

13'5" x 12'9"

Ensuite

Bedroom

10'2" x 8'6"

Garden

31'9" x 14'1"



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