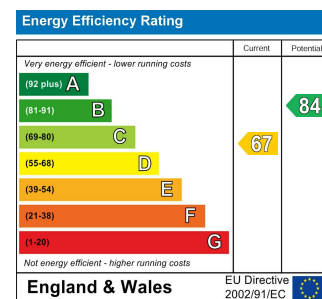
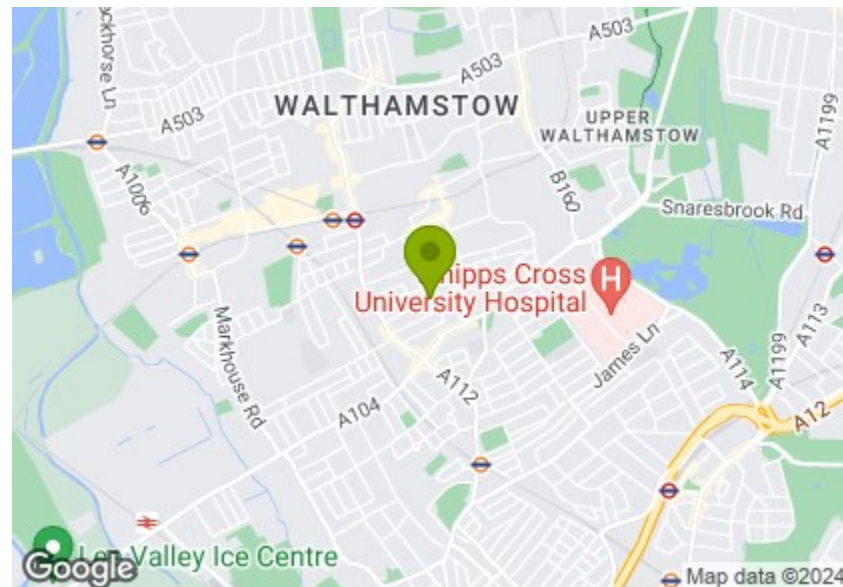


Pembroke Road, E17

Garden - Approx. 12m



Total Area: 128.9 m² ... 1388 ft² (excluding double height void)
All measurements are approximate and for display purposes only



PEMBROKE ROAD, WALTHAMSTOW Offers In Excess Of £1,100,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Walthamstow Village
- Arranged Over Three Floors
- Beautifully Presented
- Carefully Thoughtout Interiors
- Private Garden

An ingenious three bedroom dream of a home, artfully arranged over three storeys and more than 1350 square feet, all brimming with character, charm and designer style. Your location's every bit as enviable, moments from the heart of the Village.

So much more than move-in ready, the pitch perfect finish even extends to the garden, a sheltered mix of patio, Trulawn and raised gravelling. A home to fall in love with, inside and out.

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E17 & E10
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0203 397 9797

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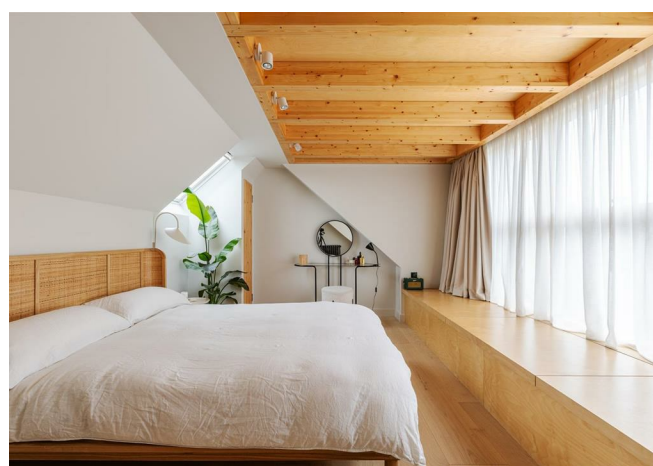
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IF YOU LIVED HERE...

You'll be delighted on a daily basis by a wealth of designer highlights. Step inside and richly restored original timber flooring flows underfoot, drawing you into the stately front reception on your right. In here you have grand royal blue walls, bistro shutters and a cosy wood burner. It's unarguably superb, but save some breath to be taken away by your brilliantly bright kitchen/diner to the rear.

In here skylights and a rear wall of sliding patio doors flood everything with natural light, from the chunky white counters atop the large chef's island and flanks of cabinetry to the floor to ceiling open plan shelving and geometric tilework underfoot. Those vast sliding doors frame the garden brilliantly, seamlessly bringing the outside in during summer months. A handy spare WC completes the ground floor, while upstairs a pair of characterful double bedrooms begin the sleeping arrangements.

The first floor is finished off by your family bathroom, another piece of striking design with a brushed chrome, freestanding teardrop tub, separate walk in rainfall shower cubicle, metro tiling from floor to hip and bistro shutters. Upstairs again for your artfully laid out loft suite. A skylit forest green dressing room provides a touch of utter luxury, while the 190 square feet principal

bedroom features blonde hardwood beams overhead and a wall to wall window framing widescreen views of your garden.

Step outside and the very best of E17 is right on your doorstep. The delights of Walthamstow Village start just five minutes round the corner with the warmest of welcomes at classic Village gastropub The Castle. Explore further for the original High Street of Orford Road and a broad, diverse further range of wining and dining establishments. From the bistro chic of Eat17 to the artisanal hedonism of Mother's Ruin, there's a new favourite spot for every mood and occasion.

WHAT ELSE?

- Walthamstow Central station is just a half mile on foot, for direct twenty minute runs to Oxford Circus and Liverpool Street, putting both the West End and the City just a half hour away door to door.
- Nature lovers are likewise well catered for, the epic open greenery of Epping forest is less than a twenty minute stroll away. Hollow Ponds, with row boats for hire, is right there too.
- Parents will be pleased to find eight 'Outstanding' primary schools and one 'Outstanding' secondary all less than a twenty minute walk away.



A WORD FROM THE OWNER...

"Nestled in the village, this house has been our haven for the past 13 years. It has a unique layout, setting it apart from the more traditional Victorian terraces in the area. In our time here, we've enjoyed transforming the space, allowing it to breathe, flooding it with as much light as possible and achieving a great balance in its structure. The kitchen / diner and garden have become the heart of our home, providing a perfect space for many social gatherings over the years! What makes this spot special is the convenience it offers, everything you need is just a short walk away. The local pubs, shops and restaurants are fantastic. For families, the abundance of childcare options and schools for all ages makes daily life a breeze especially when juggling a busy work schedule. The transport links into central London have helped navigate that too given Walthamstow Central is just short walk away. We love this house and have made some amazing memories raising our young kids here surrounded by a wonderful community, neighbours & friends."

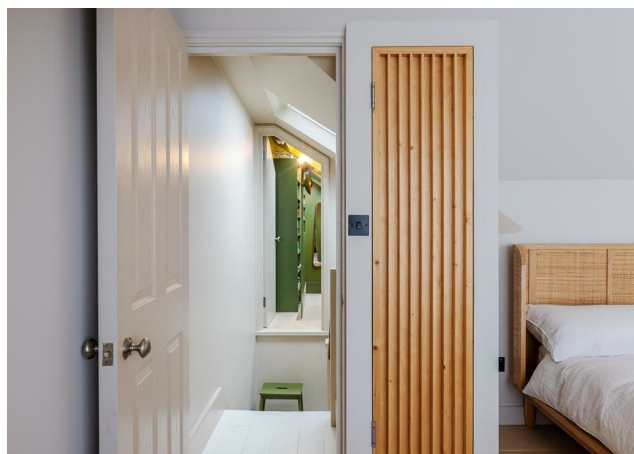
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Reception Room

12'1" x 13'5"

WC

Kitchen / Diner

16'7" x 18'4"

Pantry

Bedroom

12'0" x 11'6"

Bedroom

8'5" x 11'11"

Bathroom

7'11" x 11'10"

Bedroom

16'3" x 11'10"

Dresser

5'11" x 11'0"

Garden

approx. 39'4"



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