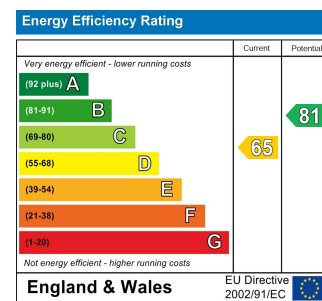


Total Area: 125.2 m<sup>2</sup> ... 1347 ft<sup>2</sup>

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.



## CORNWALLIS ROAD, WALTHAMSTOW

Offers In Excess Of £975,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedroom Ex Warner House
- Well Presented
- Short walk to Blackhorse Road Station
- Sought After Turning
- Kitchen- Diner
- Stripped Wooden Floorboards
- Ground Floor WC

A seriously sublime four bedroom family Warner home, spread across three storeys, plus rear garden, in Blackhorse Village. From the beautiful red brick frontage, to the idyllic leafy street, to the superlative location – this is quite a find.

You're perfectly positioned in Blackhorse Village, with Blackhorse Road station just six minutes' walk for nineteen minute direct runs to the West End. St James Street station's three minutes further, to get you to the City just as quickly.

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0203 397 2222

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0203 369 6444

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IF YOU LIVED HERE...

You'll love being nestled in this enviable enclave of Blackhorse Village, with the best of the city and country at your fingertips. Under that distinctive Warner arch you're greeted by intricate stained glass inlaid in the front door, before stepping into the hallway. Your lounge is on your left and will be your first port of call. 145 square feet, it's home to a bay window dressed in bistro shutters, an Aegean blue statement wall, and impeccable wooden floorboards.

Next door and reception two's 120 square foot of immaculate space that could easily serve as a reading room, home working space or playroom, or with bespoke storage solutions perhaps all three. A handy WC is tucked away to the right. Your kitchen/diner's accessed via a choice of entryways - this 240 square foot space is all set to be the heart of your new home. In here a skylight ushers in natural light, bespoke pine and forest green cabinetry runs down both flanks and a kitchen island effortlessly zones the dining and culinary areas..

Open the floor to ceiling patio doors to the rear to throw the whole space open to the garden. A mix of patio, lawn, flourishing beds, mature foliage and a pebbled seating area - it's a fine solace. Back inside and on the first floor you'll find two immaculate double bedrooms, the principal coming in at a huge 200 square feet. The family bathroom comes with a rainfall shower over the L-shaped tub, flawless Aegean blue tilework and a floating sink. Lastly, head up to the second floor for two lovely loft bedrooms and a striking green and white rainfall shower room.

Outside and social hub CRATE St James is half a mile away on foot, right by the station, and offers an ever-evolving range of entrepreneurial endeavours including a plastic-free start-up, barber shop and exquisite bakehouse. If you've a hankering for nature then the open green space of Lee Valley Park is around the corner, with our 500 acre Walthamstow Wetlands - the largest of its kind in London - just a little further. Tuck into a buttery pastry and coffee at The Engine House before strolling in nature to your heart's content.

WHAT ELSE?

- Nearby schools are excellent, with eighteen primary/secondaries in a one mile radius, all rated 'Good' or better by Ofsted, including four with 'Outstanding' status.
- If you're a fan of two-wheeled travelling then there's a secure bike hanger right outside your street, perfect for making use of the Mini Holland scheme. You can join the Q2 from Blackhorse Road, for a cycle route all the way to the City.
- From St James Street station, walk up the High Street for Hoe Street and historic Walthamstow Village. There's a bountiful array of independent shops, cafes, pubs and bars all around.



A WORD FROM THE OWNER...

"It's been a brilliant home to start and raise a family - close to the Wetlands and lots of great parks and green spaces, and a big living space for getting friends and family together. The local schools are friendly with lovely communities around them. Being close to both the tube and overground has made it easy to work across London and the growth of local breweries, coffee shops, restaurants, and independent businesses makes it easier to spend entire weekends in the area. Yonder has made it easy to get into bouldering!"

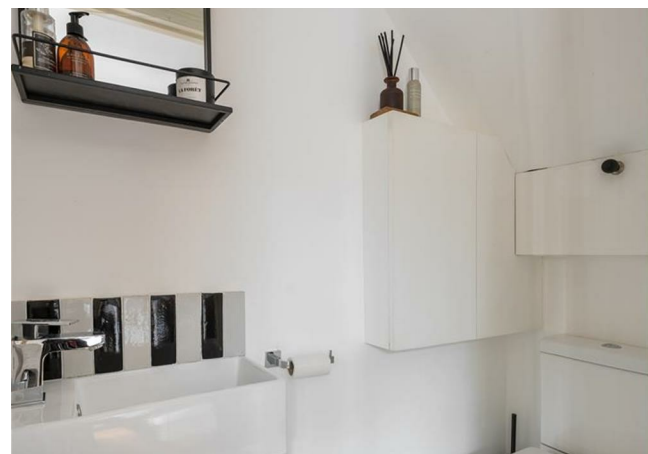
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**Reception**  
10'7" x 13'7"

**Bathroom**  
8'2" x 8'3"

**Reception**  
11'6" x 10'5"

**Bedroom**  
13'1" x 12'11"

**WC**

**Bathroom**  
7'2" x 4'6"

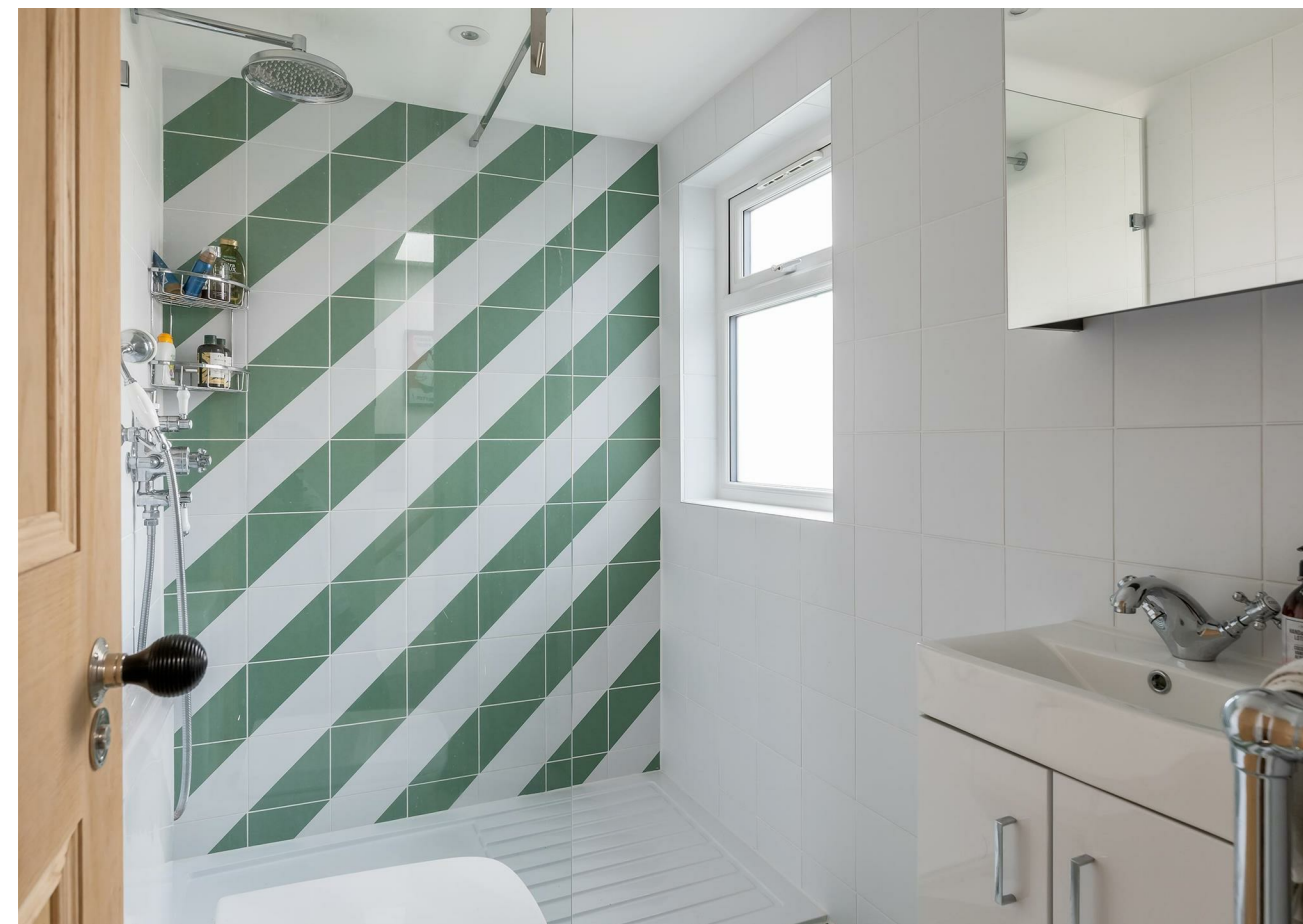
**Kitchen / Diner**  
13'5" x 17'8"

**Bedroom**  
7'10" x 8'2"

**Bedroom**  
14'5" x 13'7"

**Garden**  
approx. 39'0" x 15'10"

**Bedroom**  
9'0" x 10'7"



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