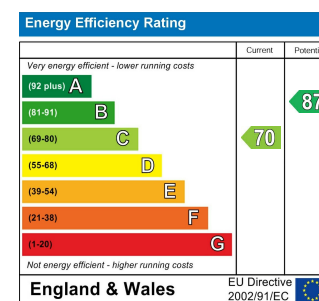


Total Area: 87.1 m<sup>2</sup> ... 937 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## NORTHBANK ROAD, WALTHAMSTOW Offers In Excess Of £625,000 Freehold 2 Bed House



### Features:

- Two Bedroom House
- Victorian Terrace
- Beautifully Presented
- Large First Floor Bathroom
- Chapel End Location
- West Facing Rear Garden
- Quiet Residential Turning

A magnificent, smartly arranged, two bedroom Victorian terrace on a quiet, leafy turning in Chapel End. Direct connections to London Liverpool Street run from nearby Wood Street station, around fifteen minutes' walk from your front door.

With a West facing rear garden and patio, you'll also reap the benefits of every moment of sunshine during the warm summer months. Perfect for al fresco dining and wine.

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0203 369 6444

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0203 397 9797

**E18 & IG8**  
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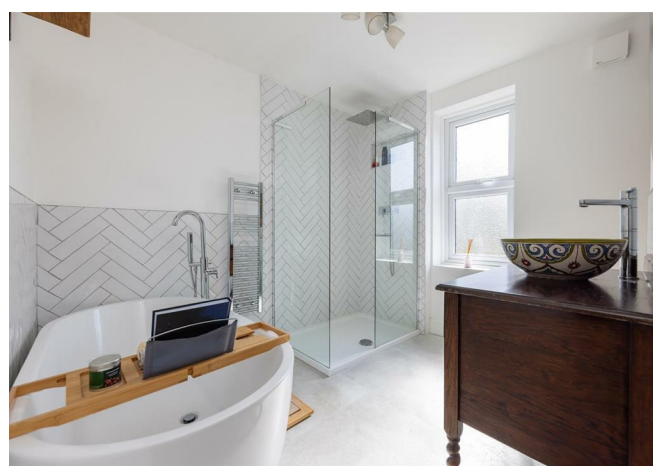
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IF YOU LIVED HERE...

Your first, 130 square foot, reception room is a beautifully contrasting mix of navy blue colour scheme, huge bright bistro shuttered bay window, and ornate vintage mantel and hearth. The blonde, timber hardwood flooring leads you back into the hallway and through to your enormous, dual aspect, open plan diner and kitchen. Your kitchen is decked out in more navy blue cabinetry, chunky wooden worktops, a Belfast sink, and a sleek integrated double oven. Natural light pours in from a sizeable skylight and the rear patio doors that open out onto your private garden.

Upstairs and your generous principal bedroom features a large, triple panelled window with bistro shutters and a pewter fireplace with ornate mantel. The second sleeper, currently in use as an office and exercise space, has another vintage, ebony fireplace and a window overlooking the rear garden. The jewel in the crown is your eighty square foot, classic bathroom, featuring a free standing double ended tub, separate stroll in rainfall shower and a vessel sink with vanity unit.

In just ten minutes you can be among the beautiful, landscaped, green walkways of Lloyd Park. Here you can take a stroll down to the William Morris Gallery, play a game of petanque, or make use of the tennis courts and outdoor gym. If you're looking for less cultivated surroundings, the expansive Epping Forest is also less than a mile away. Finally, at the nearby Waltham Forest Feel Good Centre you'll find an Olympic sized swimming pool, spa facilities and a huge modern gym.

WHAT ELSE?

- Head 300 yards over to Fulbourne Road and visit The Galley, for an excellent freshly made coffee or a hearty brunch.
- Your new local is The Dog and Duck on Chingford Road. This family and dog friendly gastropub serves up delicious pizzas, Sunday roasts and has a cracking beer garden.
- Close to the station, Wood Street has a range of independent vintage boutiques, record stores and great places to eat. Check out the Indoor Market for unique handcrafted goods.



A WORD FROM THE OWNER

"We have loved living in this house and being part of a real community. The close access to not only Lloyd Park but also the Wetlands, local restaurants, micro-breweries and the amenities (particularly Chocolatine!) on Wood Street have made this a wonderful place to live. Weekend walks at close-by Epping Forest are a particular highlight for us, which we will miss".

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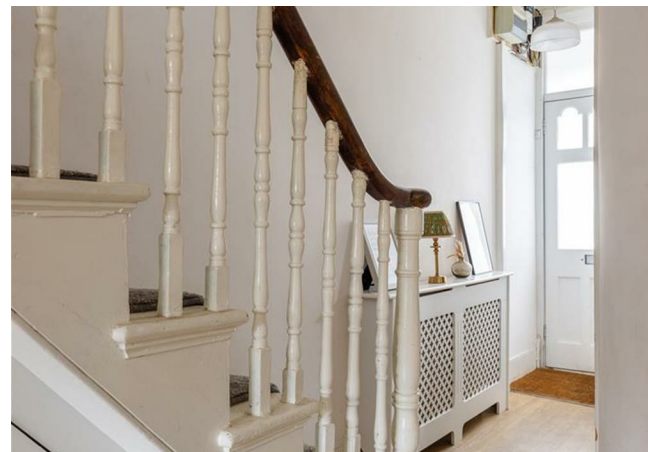




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**Reception Room**  
11'8" x 11'0"

**Bedroom**  
9'11" x 11'11"

**Reception Room**  
15'1" x 11'11"

**Bathroom**  
8'7" x 9'0"

**Kitchen**  
15'1" x 9'1"

**Garden**  
approx 25'7"

**Bedroom**  
15'3" x 10'11"



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