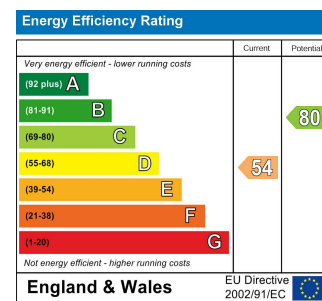




Total Area (Excluding Eaves Storage): 130.6 m² ... 1406 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



LANSDOWNE ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Large Private Rear Garden
- First Floor Family Bathroom
- Over 1400 Sq Ft
- Close to Walthamstow Central Station
- Walking Distance to Walthamstow Village

Arranged over three floors plus rear garden in the heart of Walthamstow. This beautifully presented, artfully extended four bedroom family home blends lovingly restored vintage details with luxurious modern designer flourishes to fine effect.

Walthamstow Central station is barely a half mile away on foot, for the Victoria line and direct fifteen minute connections to King's Cross, or the Overground for eighteen minute trains to Liverpool Street.

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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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IF YOU LIVED HERE...

Your first reception room exudes period charm with an original ceiling rose, corning, ornate pewter fireplace, glossy tiled hearth and a bistro shuttered bay window. Blonde timber chevron flooring flows through into your dramatic second reception with Aegean blue colourscape, all laid open to your immense, beautifully bright, 340 square foot, kitchen, diner and hosting space.

In here, three skylights and broad concertina patio doors bathe the whole space in natural light, while a smoky grey chef's island and breakfast bar take centre stage. You have a sleek, integrated dual chef's oven, flawless white cabinetry and more of those smoky grey work surfaces, before it all seamlessly transitions to your dining area, and on through the patio doors to your gorgeous garden. Out here you have a secluded relaxation area and lots of fresh green lawn in between.

Back inside and head upstairs for your handsome principal bedroom, featuring original timber flooring, floor to ceiling double wardrobes and gorgeous bay window. Your second sleeper is currently in use as an exercise room while your magnificent family bathroom completes the storey with an open rainfall shower area, freestanding clawfoot tub and a gorgeous vessel sink. Finally, head into the expertly realised loft conversion for two more double bedrooms, the

foremost with skylight, Juliet balcony and sleek designer en suite shower room.

Outside, and you're just a half mile on foot from the heart of our sought after enclave of Walthamstow Village. Here you'll find the original high street of Orford Road, packed with all manner of independent wining and dining spots, from The Queens Arms to Orford Tapas, Orford Fish & Chips and local legend Eat17. Explore further for more esoteric delights, including The Nag's Head, Mother's Ruin Gin Palace and neon wonderland of God's Own Junkyard. You're sure to find a new favourite.

WHAT ELSE?

- Local schools are excellent, with eight 'Outstanding' primary/secondaries all less than a mile away on foot. The 'Outstanding' South Grove Primary is just ten minutes' walk.?
- The woodland and greenery of Thomas Gamuel Park is just two minutes around the corner, perfect for morning runs or evening strolls.?
- Walthamstow Queen's Road overground offers another travel option, just a third of a mile on foot for the Gospel Oak to Barking Riverside line. Your direct route to the River Thames.



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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Kitchen / Diner
13'9" x 24'7"

Bedroom
14'2" x 12'7"

Reception
11'3" x 10'3"

Bedroom
8'0" x 11'4"

Reception
10'9" x 12'7"

Bedroom
9'10" x 16'6"

Bedroom
8'10" x 11'4"

Garden
approx 59'0" x 15'1"

Bathroom
8'0" x 10'9"



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