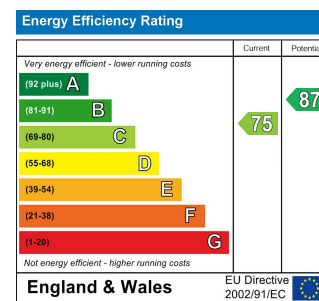


Total Area (Excluding Garden): 93.4 m² ... 1005 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



ROSEBANK ROAD, WALTHAMSTOW

Offers In Excess Of £625,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Victorian Terrace
- Close To Bakers Arms
- Modern Fitted Kitchen
- Utility Room
- First Floor Bathroom

A luxurious, immaculately presented, two bedroom Victorian terrace. With an outstanding contemporary kitchen and two generous reception rooms, this elegant home is just half a mile from the social and cultural vibes of Walthamstow Village.

Walthamstow Central station is just fifteen minutes on foot and will get you directly to King's Cross just as quickly, giving you a thirty minute door to door connection to the heart of London. Alternatively, take the eighteen minute Overground service through to Liverpool Street.

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hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

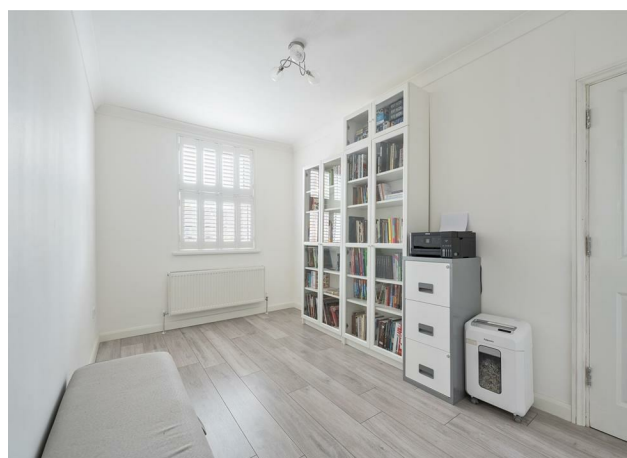
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
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IF YOU LIVED HERE...

Your first reception room is a bright, inviting space with a huge bistro shuttered bay window bathing the smooth, engineered flooring in natural light. Continue down your hallway to find your sophisticated, modern kitchen decked out in smoky grey cabinetry, recessed accent lighting and a pristine chef's oven with extractor hood. A handy utility room sits next door, with more of those smoky grey cabinets and an archway leads through to your splendid, 150 square foot, dining room. Here you have plenty of space for large dinner parties and the concertina doors lead out to your private, South West facing garden.

Plenty of potential out here for pots, planters and pergolas. Back inside, and upstairs you have two beautiful double bedrooms. The principal sleeper has more of those gorgeous bistro shutters to screen bright windows spanning the whole width of the room. On the opposite wall the natural light is amplified even further by sizeable, mirrored built in wardrobes. Your second bedroom also has some useful integrated storage and a window overlooking your courtyard. Finally, you have your stylish family bathroom with marbled floor to ceiling tilework, a chrome heated towel rail and a stroll in rainfall shower.

For freshly made coffee and a sweet treat wander ten minutes over to Hucks, an independent cafe with studio space for budding musicians and private events. Continue working your way up into Walthamstow Village where there's an abundance of delicious places to eat and friendly, relaxed drinking establishments. Sample some locally sourced cask ales and craft beers at The Village Pub or nibble on tasty Spanish delicacies at Orford Road Tapas. Alternatively, make your way to CRATE Walthamstow, an indoor food market featuring numerous street food vendors and a sociable taproom serving craft ales from the Pretty Decent Beer Company.

WHAT ELSE?

- For natural green open space, head over to nearby Leyton Manor Park or Jack Cornwell Park. Only five and ten minutes away on foot, respectively.
- Walthamstow Leisure Centre is just a fifteen minute walk from your door, where you can take part in a range of fitness classes or use their state of the art sports and leisure facilities.
- You're also within easy walking distance of Walthamstow Queen's road station, for Overground services on the Gospel Oak to Barking Riverside line.



A WORD FROM THE OWNER...

"We've made the property our own but unfortunately we have to move for childcare reasons.

The house is perfectly located between Walthamstow Central and Leyton."

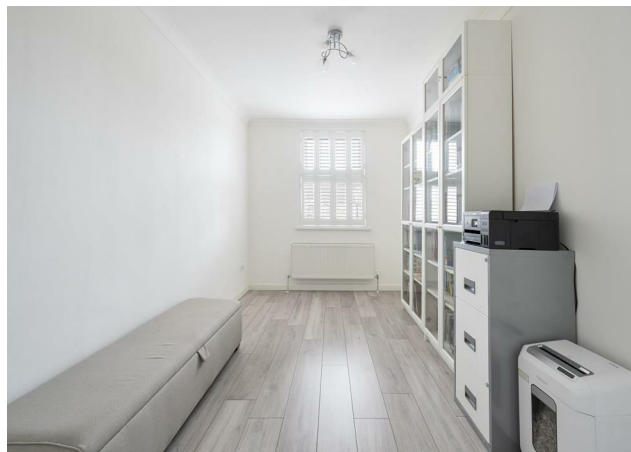
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Porch

Reception
10'5" x 14'9"

Storage

Kitchen
9'6" x 13'5"

Utility
4'1" x 10'5"

Reception

13'1" x 11'5"

Bedroom

14'1" x 11'5"

Storage

Bathroom
5'9" x 7'9"

Bedroom
7'10" x 13'9"



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