



Total Area: 142.7 m² ... 1536 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.

- Hall
- Reception 12'4" x 13'3"
- Reception 13'3" x 12'2"
- Utility
- Kitchen 15'7" x 15'0"
- Bedroom 16'3" x 10'9"
- Bedroom 10'5" x 11'1"
- Study 6'2" x 6'9"
- Bathroom 9'8" x 7'8"
- Bedroom 15'3" x 16'4"
- Ensuite 8'3" x 4'1"
- Eaves Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	76
		EU Directive 2002/91/EC	



CROMWELL ROAD, WALTHAMSTOW

£3,500 Per Calendar Month
 3 Bed House - Mid Terrace



Features:

- SHORT LET
- Unique Interior Design
- Spacious Open Concept Living Area
- Contemporary Fitted Kitchen
- Three Double Bedrooms
- Walthamstow Village
- First Floor Bathroom
- Ensuite To Primary Bedroom
- Secluded Rear Garden
- Council Tax Band D

An ingeniously presented and generously proportioned three bedroom Victorian home in the heart of our hugely sought after Walthamstow Village. Design & Decor is rich with bespoke designer details and you have a thriving garden to the rear.

It's just five minutes from your front door to the old village High Street of Orford Road, where you'll find a wealth of diverse, independent dining and dining establishments plus all the exciting cultural diversions that make The Village so popular.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 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

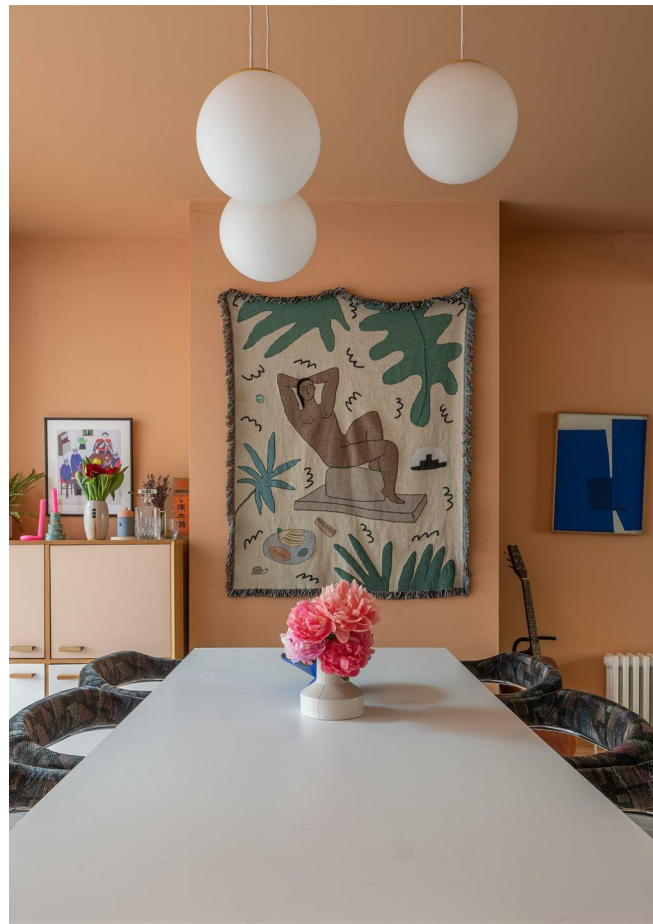
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

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IF YOU LIVED HERE

You'll be delighted by your characterful entrance and striking pink door. Your enormous 310 square feet double reception wows as an open plan expanse of sociable and family space. A glorious bay illuminates bold jade walls and pale parquet flooring underfoot gives a high-end feel. A separate utility is handy and your kitchen is a delight of upbeat Neopolitan ice cream colours, topped with a stunning skylight. Your split level garden is a joyous mix of electric blue, petal pink and orange.

The artful arrangement continues upstairs. Here two double bedrooms team with a third currently used as a dedicated study. These spaces are packed with confident, unique design touches and each is picture perfect. The vibrant colour scheme continues in your bathroom, where a flamingo pink tap matches a tower radiator in this fun, uplifting space complete with rainfall shower over your full length tub. Your show-stopping skylit principal sleeper is in the loft, rich with jewel tones. A superb en suite dazzles.

Step out your front door and you have Walthamstow's finest locale on your doorstep. You're an incredible nine minutes from Orford Road for the huge beer garden at The Village Pub, the coolest cocktails at Eat17, the friendly cats and flickering fires of The Nag's Head, tasty tapas at The Orford Saloon and much more. Stop by neon nirvana God's Own Junkyard, continuing to Hoe Street for the Walthamstow Mall and Empire cinema. The calm of Wingfield Park is also close by.

WHAT ELSE?

- Walthamstow Central station, just sixteen minutes on foot, will get you straight to King's Cross in a mere fifteen via the Victoria line, putting the heart of the city around a half hour away. Plus we're at the top of the line here so you'll bag the best seat. Liverpool Street is just twenty minutes direct via the Overground.
- Your new locale bristles with transport options. Cyclists will be pleased to find a secure bike hangar at the end of your street and Wood Street is a four minute ride.
- Parents will be pleased to know you have no fewer than twenty two 'Good' or 'Outstanding' rated schools all less than a mile away on foot.



A WORD FROM THE OWNER...

"Living in Walthamstow is truly joyful. I've never known such a sense of community thanks to our friendly neighbours. The area is bursting with life. There are so many incredible restaurants, amazing walks, interesting markets and so much more"

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