



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 73 | 82 |
| EU Directive 2002/91/EC | | | |

TOWER HAMLETS ROAD, WALTHAMSTOW

Offers In Excess Of £950,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Private Rear Garden
- Poets Corner Location
- Close to Walthamstow Central Station

An elegantly appointed and lovingly developed three bedroom family terrace, brimming with character and designer style across all three storeys and over 1350 square feet. All enviably located moments from the best our borough has to offer.

Our sought after Poets Corner neighbourhood is a modest collection of street named after legendary writers, and perfectly position for everything from Lloyd Park to the Village.

REQUEST A VIEWING
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E4 & N17
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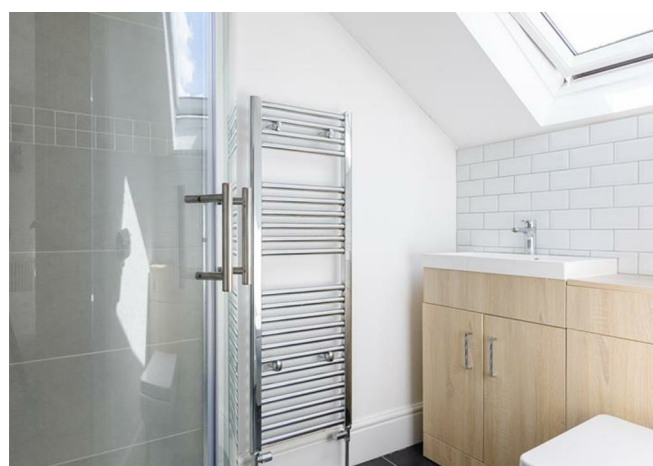
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IF YOU LIVED HERE...

The years of loving development that have been poured into this one of a kind find will be clear from the outset, and the immaculate powder grey and charcoal trimmed frontage. Step inside and your first reception is a 120 square foot affair, finished in stately blue with bistro shutters on the bay window. It's a wonderful introduction but the best is yet to come, with your cover-ready, forty foot long, open plan kitchen and reception to the rear.

Your kitchen's first, 150 square feet in its own right and smartly decked out in a generous suite of soft cream cabinets with brass fittings and an ocean blue metro tile splashback. Smoky grey engineered hardwood flows underfoot, round the handy breakfast bar and into your lounge/diner proper. In here you have a striking combination of exposed brickwork, oversized skylights and patio doors, for an expansive, naturally bright and impeccably versatile space.

Upstairs now, and your family bathroom's another show-stopper, artfully arranged jade green tilework runs underfoot and up the walls in your walk in rainfall shower. A freestanding ceramic tub basks under a skylight and pristine brass trim completes the effect. Elsewhere your principal bedroom's another masterpiece, with a vintage hearth and exposed brick chimney breast, while bedroom two's finished in soft peach. Your loft suite features a striking 180

square foot sleeper, dual aspect between a Juliet balcony and twin skylights, complete with sparkling en suite shower room.

Outside and, as noted, the very best of our beloved borough is right on your doorstep. The open greenery and landscaped gardens of Lloyd Park are just five minutes on foot, while the comprehensive transport links of Walthamstow Central are less than ten. Walthamstow Village, with its enviable array of independent wining and dining spots is just ten minutes away. Finally you have a secure bike hanger right outside, so you can drastically reduce your already modest travel times by taking to two wheels.

WHAT ELSE?

- Don't forget your lengthy multi-tiered rear garden. Out here you have a large patio, stepping up to a split level length of Trulawn and flourishing greenery, all flanked by timber fencing.

- From Walthamstow Central you have direct twenty minute connections to Liverpool Street and Oxford Circus, putting both the City and West End around a half hour away door to door.

- You're spoilt for choice when it comes to a new local but be sure to try The Bell, a lovely bright and family friendly gastropub less than five minutes away on foot. Friendly staff, a lovely beer garden and delicious food.



A WORD FROM THE OWNER...

"We have absolutely loved living here for the last 7 years, it has been a phenomenal home for us as our family has grown. Walthamstow has changed so much in the time we've been here, with its wide range of local shops, pubs and restaurants giving so much to offer and continues to get better year on year - with Soho theatre opening soon! Our favourite thing about the area is how incredibly family friendly it is, with a fantastic range of baby and kids activities and many playgrounds, with Lloyd park also being a short walk away! We're really going to miss the Trades Hall, which in our opinion is Walthamstow's hidden gem of a social club and grabbing a takeaway from the many great places nearby when we don't feel like cooking! Leaving the house and Walthamstow is a really tough decision for us, if we didn't need to move for work and to be closer to grandparents then we'd definitely be staying! We hope you enjoy the house as much as we have."

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Reception Room
10'7" x 11'10"

Kitchen
11'3" x 12'4"

Dining/Reception Room
14'2" x 26'10"

Bedroom
14'0" x 12'1"

Bedroom
7'11" x 12'2"

Bathroom
7'10" x 11'3"

Bedroom
10'6" x 18'4"

Ensuite
4'4" x 6'7"

Eaves Storage

Garden
approx. 39'4"



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