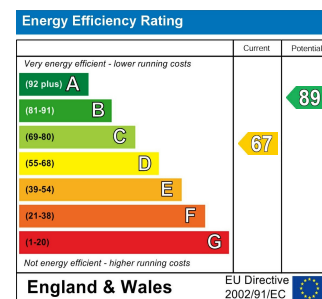


Total Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup>

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.



## TOWER HAMLETS ROAD, WALTHAMSTOW Offers In Excess Of £675,000 Freehold 2 Bed House - Mid Terrace



### Features:

- Two Bedrooms
- Victorian Mid Terrace House
- Immaculately Presented
- Private Rear Garden
- First Floor Bathroom
- Walking Distance to Walthamstow Central Station
- Poets Corner

An ingeniously arranged two bedroom family terrace, nestled in our sought after neighbourhood of Poets Corner, with so much that makes our borough so special right at your fingertips. You have a superb open plan ground floor and rear garden.

Poets Corner is an enviable collection of streets (mostly) named after famous writers. More importantly, it's within easy reach of Lloyd Park, Walthamstow Central station and The Village.

**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

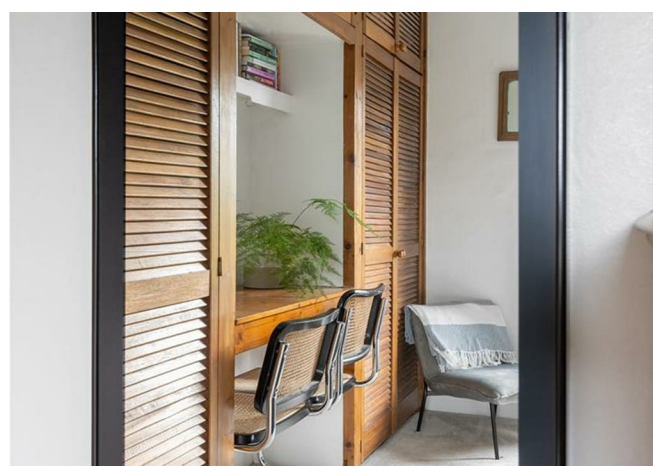
**New Homes**  
newhomes@stowbrothers.com  
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0203 397 9797



### IF YOU LIVED HERE...

You'll step inside and find your open plan ground floor stretching out all around you. Classic timber box hatch flooring runs underfoot throughout your 280 square foot through lounge, bisected by an elegant arch and full of natural light courtesy of your dual aspect. Your colour scheme's soft cream with a statement chimney breast in charcoal, home to an exposed brick hearth. To the rear your kitchen completes the storey, with sleek white cabinets, timber worktops and direct access to your garden.

Out here you have a lovingly landscaped, split level mix of patio and lawn, bursting with thriving greenery and ending in a splendidly secluded alfresco dining area. Upstairs and your principal sleeper's a handsome 140 square foot with that signature cream and charcoal colour scheme and plenty of bespoke integrated storage. Bedroom two's a L-shaped, two part affair, with lots of interesting possibilities for zoning. Finally your family bathroom is finished in royal blue with two walls of metro tilework and a shower over the tub.

Outside and, as noted, E17's finest highlights are on your doorstep. The open green spaces and landscaped greenery of Lloyd Park are just a half mile on foot. Here you'll find cafes, courts an outdoor gym and a wide range of sports clubs and classes. Just as close are the independent wining and dining spots of Walthamstow Village. Here you can choose from luxurious gastropubs, bistro chic, fine dining, cosy locals or artisanal gin palaces. You're bound to find a new favourite.

### WHAT ELSE?

- Walthamstow Central Station is, of course, within easy reach. Just ten minutes on foot for direct twenty minute runs to Liverpool Street and Oxford Circus, via the overground and Victoria line respectively.
- With your loft space so far unexplored you have potential to develop things further here, as some of your neighbours have done (subject to the usual permissions).
- Parents will be pleased to find more than thirty primary/secondary schools rated 'Outstanding' or 'Good', all within easy walking distance.

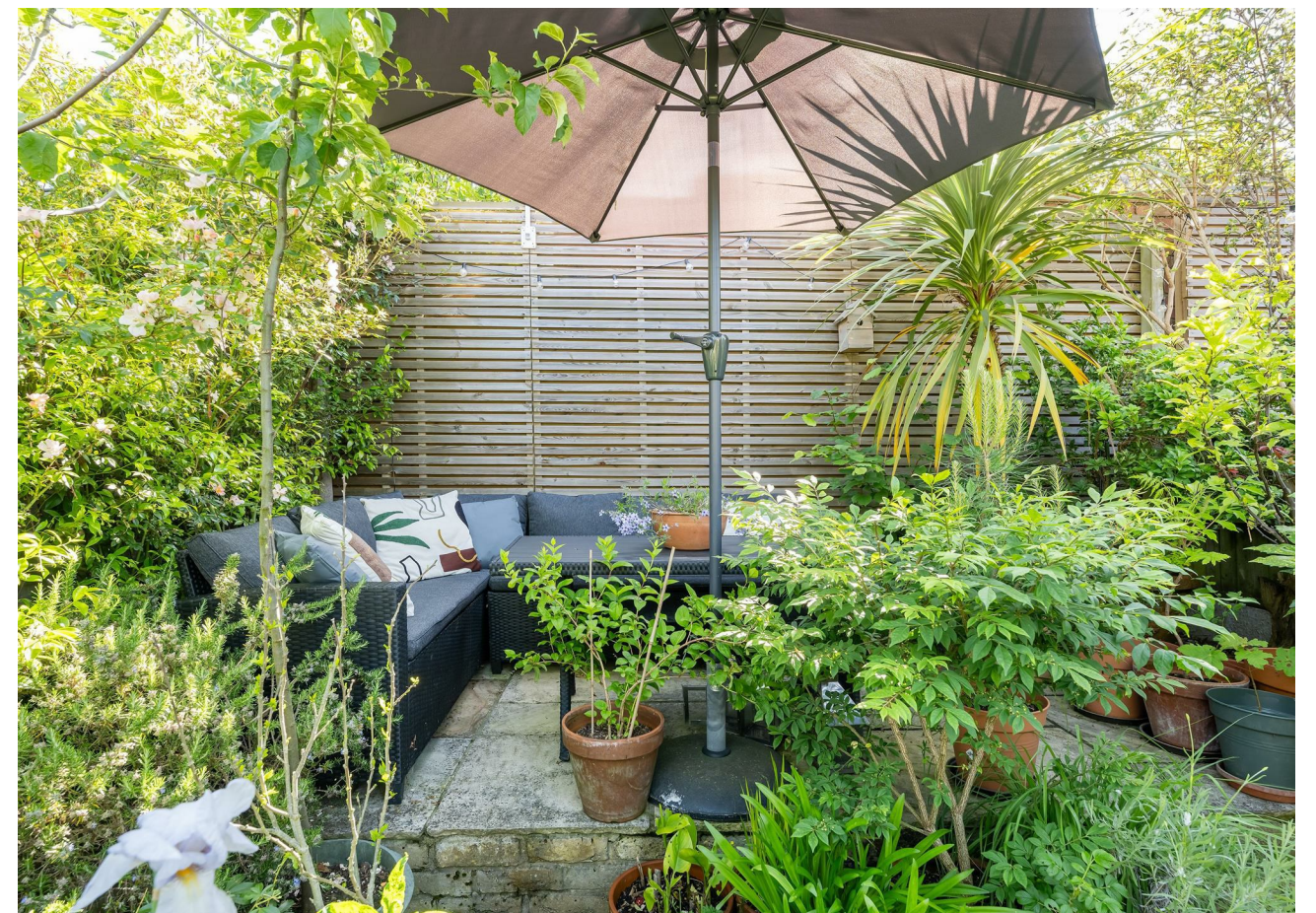


### A WORD FROM THE EXPERT...

"We have loved living in poets corner and have gotten on with the neighbours very well. Only being 5 mins from Lloyd Park is amazing, also only 10 mins from the village with all of the delis and bars is excellent. The walk to the Victoria line and overground to Liverpool street is under 10 mins too which is very convenient - we've appreciated hugely being in the middle of these three local assets."

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**Reception**  
11'6" x 11'7"

**Bathroom**  
8'9" x 4'8"

**Reception**  
11'6" x 11'6"

**Bedroom**  
10'1" x 15'3"

**Kitchen**  
5'4" x 8'0"

**Storage**

**Bedroom**  
13'9" x 11'6"

**Garden**



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