

Reception Room  
11'2" x 14'7"

Kitchen / Diner  
17'2" x 8'3"

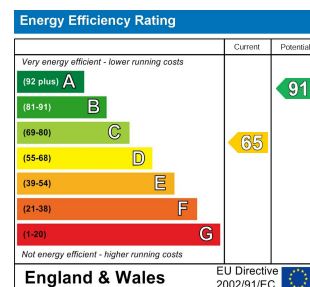
Bedroom  
5'9" x 9'2"

Bedroom  
10'11" x 14'3"

Bedroom  
11'1" x 8'9"

Bathroom  
5'8" x 5'10"

Garden  
approx. 63'11"



## PENRHYN AVENUE, WALTHAMSTOW

Offers In Excess Of £625,000 Leasehold  
3 Bed House - Terraced



### Features:

- Three Bedrooms
- Large Garden
- Lloyd Park Location
- Chain-free
- Easy Access to Tube Station

A substantial three-bedroom period home with a large rear garden and charming original features, mere moments from Lloyd Park. What with the enviable location, chain-free status and opportunity for design, we reckon this is quite the find.

Walthamstow Central tube station is just over a mile away, where you can access the convenient Victoria line and Overground, but your local area is jam-packed with brilliant amenities, so you'll want to stick around as much as possible.

REQUEST A VIEWING  
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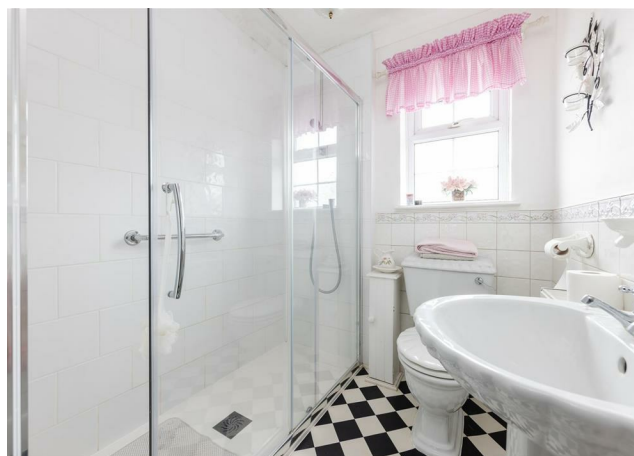
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**IF YOU LIVED HERE...**

Step in and take a moment to appreciate the Victorian devotion to design. The large reception room is an inviting space which benefits from the light which floods across from the rear kitchen. Although the ground floor benefits from having two clearly defined areas, the charming arch creates a brilliant sense of space between the rooms. Even if you choose to update any of the design, you have a fantastic base with all the ornate beading and the dado rail.

The kitchen has more of those traditional features, and you'll love the fact that the bathroom is upstairs, along with three bedrooms - two doubles and a single.

The garden is brilliantly spacious, but for more nature, Lloyd Park can be found just a few moments away, bursting with perks including the two cafes (one of which is currently operated by the ever-popular Deeney's), the charming William Morris Gallery, a skatepark, playground, tennis courts and dog enclosure.

You'll also be spoilt for choice there when it comes to eateries. You're minutes

from some brilliant cafes, including vegetarian cafe Buhler, store-cum-cafe-cum-gallery Wynwood Art District and coffee shop Yellow Warbler Walthamstow.

Further along on Hoe Street, Shri Lakshmi and Yard Sale Pizza are all excellent choices, and handily offer takeout. Within a year or so you'll also be able to enjoy the benefit of being less than a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to place culture at the heart of its communities.

**WHAT ELSE?**

- You've got a great choice of pubs; The Dog & Duck is much-loved by locals and can be reached within around five minutes on foot.
- If you want a change of scene from the park, head to Fellowship Square for its delightful fountains and community events organised by the local authority.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street and the convenient chains found in the 17&Central shopping centre, which has a fantastic food court operated by CRATE (think eclectic street food in a dynamic box park environment).



**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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