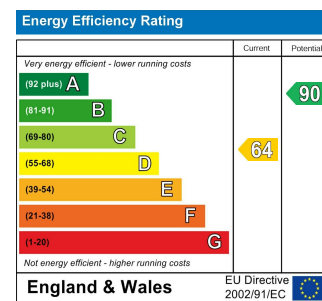




Total Area (Excluding Eaves Storage): 104.4 m² ... 1123 ft²

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.



ROMA ROAD, WALTHAMSTOW

Offers In Excess Of £775,000 Freehold

3 Bed House



Features:

- Three Bedrooms
- Victorian Terraced
- Well Presented
- Short walking distance to Lloyd Park
- Arranged Over Three Floors
- Ground Floor WC
- Kitchen-Diner

A tremendously characterful three bedroom Victorian terrace, with the original architecture artfully extended across three storeys and over 1100 square feet. Every bedroom has an en suite and you're just a half mile from Blackhorse Road tube.

Finished in a striking mix of original features and contemporary designer style, this is a fine family find, equally handy for nature, transport and nightlife.

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E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

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hellohackney@stowbrothers.com
0208 520 3077

New Homes
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IF YOU LIVED HERE...

You'll be relaxing among an elegant blend of original features and contemporary designer flair. Step past that whitewashed brick frontage and inside to find vintage timber flooring underfoot, a striking pastel green wall on your right and your first reception on the left. Coming in at 130 square feet, bay windowed and home to a gorgeous original hearth with ornate timber mantel, this is a superb introduction.

Your extended kitchen/diner is next, and it's a beauty. The original dimensions are laid open to the staircase and smartly extended to a conservatory and a rear wall of bifolding patio doors. Restored and reclaimed original timber floorboards flow throughout this beautiful, naturally bright space, and your kitchen area's strikingly finished with glossy black cabinets and timber worktops. Outside, your garden's a pleasant mix of decking and lawn while inside your ground floor's completed by a handy utility room/WC.

Upstairs now where, as noted, each of your substantial double sleepers comes with its own en suite. Your 150 square foot principal bedroom to the front is plushly carpeted and finished in pristine white with red trim. The accompanying bathroom is metro tiled from head to toe, with a shower over the tub. A mint green sleeper and second en suite completes the first floor, while upstairs your

180 square foot loft space sits dual aspect between twin skylights and a Juliet balcony, with a royal blue colour scheme and a skylit en suite shower room.

Step outside and Blackhorse Road station is just ten minutes on foot, for direct fifteen minute connections to King's Cross, putting the heart of London well with a half hour away, door to door. There's plenty to keep you local too - the much loved Blackhorse Beer Mile, a collection of independent taprooms, micro breweries and beer gardens starts just a third of a mile on foot from your new front door. Check out the flagship, and community hub, Big Penny Social, for delicious food, regular events and, of course, a comprehensive menu of craft beers.

WHAT ELSE?

- Walthamstow Wetlands, London's largest nature reserve at 500 acres, is an eighteen minute walk or five minute cycle from your front door. Or if you prefer your nature more manicured, the landscaped gardens of Lloyd Park are just a half mile stroll in the other direction.
- Local schools are chiefly excellent, with twenty three primary/secondaries all less than a mile away on foot and all rated 'Good' or 'Outstanding' by Ofsted.
- Heading to the City? St James Street overground is twenty minutes on foot and will get you straight to Liverpool Street just as quickly.



A WORD FROM THE OWNER...

"Firstly, the road is truly one that is built with community in mind. Our neighbours have always made us feel welcome. The street whether it's the annual street party or a quick chat over a parcel pick up always meets us with a smile.

The house is such a special one. It is where our new couple life began, gave us safety in Covid and where our wee boy took his first steps. It's been a home that has given us the foundations to flourish from. There has been so much love, joy, and laughter experienced, whether it's around the table in the kitchen, sitting on the sofa or playing in the garden."

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Reception

11'1" x 12'1"

Kitchen/Diner

14'7" x 18'6"

Storage

WC/Utility

3'4" x 5'6"

Bedroom

14'7" x 10'5"

Ensuite

4'11" x 7'9"

Bedroom

9'2" x 11'5"

Ensuite

4'11" x 6'2"

Bedroom

11'7" x 17'10"

Ensuite

3'11" x 11'6"

Eaves Storage

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