

GROUND FLOOR  
APPROX. FLOOR  
AREA 296 SQ.FT.  
(27.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 SQ.M.)

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  
Made with Metropix ©2019

Living Room  
12'5" x 10'5"

Kitchen/Diner  
13'5" x 10'9"

Bedroom  
10'9" x 9'2"

Bedroom  
10'9" x 8'6"

Bathroom  
7'10" x 4'3"

Garden  
50



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## BLENHHEIM ROAD, WALTHAMSTOW

Offers In Excess Of £650,000 Freehold  
2 Bed House - Terraced



### Features:

- Two Bedrooms
- Victorian Terraced Home
- Immaculately Presented
- Short walking distance to Blackhorse Road Station
- Kitchen/Diner
- First Floor Bathroom
- Easy Access to Walthamstow Wetlands

A beautifully finished two-bedroom Victorian terrace enviably located in the thriving Blackhorse Road area, with a huge array of exciting restaurants, bars, studios and green spaces just a short stroll away. As well as a private rear garden, the property offers a first floor bathroom, immaculate decor and a spacious kitchen/diner, amongst other perks.

Blackhorse Road tube is seven minutes away on foot for direct twenty-minute runs to Oxford Circus via the Victoria Line. Walthamstow Central is just one stop in the other direction for the Overground to the City, as well as many more fantastic amenities.

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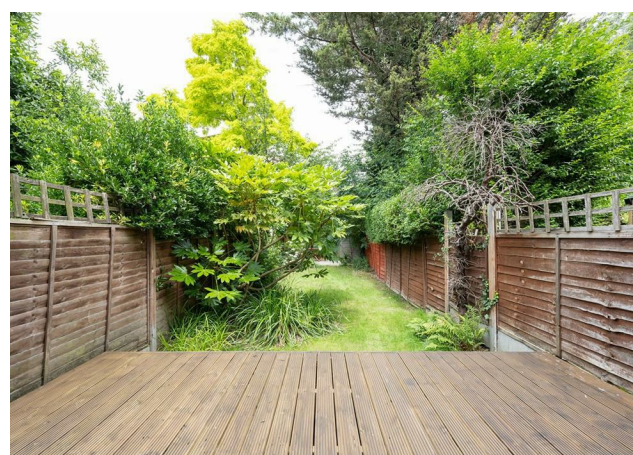
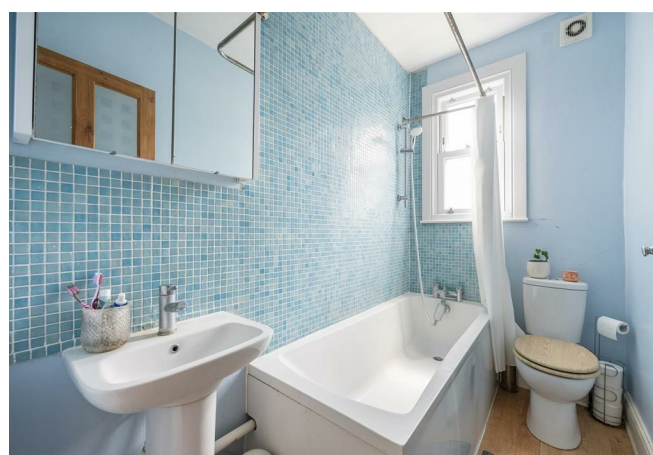
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**IF YOU LIVED HERE...**

You'll be relaxing in your generous 140 square foot lounge with lovely timber floorboards underfoot, pristine white walls, swathes of natural light and charming leafy views courtesy of a classic bay window. Through to your 150 square foot kitchen/diner and you can't fail to be impressed by the pale olive green suite, Dublin sink and delightful dining area overlooking the garden.

The garden itself is a lengthy 50 feet and accessed from the kitchen via an impressive double-sized patio door. It's a welcoming mix of raised decking leading down to lush lawn flanked by shrubbery, with an additional patio at the rear - perfect for optimising sunshine. Back inside and upstairs you'll find two extremely generous, plushly-carpeted double bedrooms coming in at ninety square feet apiece and both blessed with leafy views. Lastly, the bathroom's an inviting space decked out in eye-catching aqua mosaic tiles.

As for beyond, you're in the heart of an area that been lavished with praise by everyone from Time Out to Conde Nast Traveller... As soon as you start exploring, you'll quickly come to understand why.

The fantastic Walthamstow Wetland is a short stroll away, as are Higham Hill Park and Lloyd Park. SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', is five minutes on foot, while the impressively designed bouldering studio Yonder is even closer - even if you're not into climbing, you'll love the coffee

shop there.

If drinking is on the agenda, you'll be delighted to discover that you're a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and Big Penny Social.

It's a short stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around quarter of an hour, or hop on the Overground, which zips between Gospel Oak and Barking. Buses are plentiful too.

**WHAT ELSE?**

- Walk to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as convenient chains.

- In less than a year you'll also be able to enjoy the benefit of being just over 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' (one of the reasons we love Walthamstow so much).

- Just five mins away you'll find the independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. You can also order a changing selection of small sharing plates and wine by the glass at the bar.



**A WORD FROM THE OWNER...**

"We have loved and will miss being part of the vibrant Blackhorse Road community. Being about 5-10mins walk to Blackhorse Road station, having the wetlands on our right and the beautiful Lloyd park on our left, and independently-owned shops and cafes at our doorstep. We will especially miss being a stone's throw away from (in our opinion!) THE best pizza in London - "It's Not Big Dough" and Nourished Communities for that cheeky canelé on the way home from the station."

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