



Total Area (Excluding Eaves Storage): 102.8 m<sup>2</sup> ... 1106 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.

- Reception  
11'7" x 12'2"
- Kitchen/Diner  
15'3" x 14'11"
- Bedroom 1  
14'8" x 18'8"
- Bedroom 2  
15'1" x 10'7"
- Bedroom 3  
8'11" x 8'3"
- Bathroom  
5'8" x 8'3"
- Ensuite  
5'8" x 5'8"



## HIGHAM HILL ROAD, WALTHAMSTOW

£3,500 Per Calendar Month  
 3 Bed House - Mid Terrace



### Features:

- 4 MONTH SHORT LET
- Available November
- Victorian Mid-Terrace
- Stylish Finish
- Three Bedrooms
- Two Bathrooms
- Close to Amenities
- Close to Lloyd Park
- 0.6m to Blackhorse Road Station

### SHORT LET

This mid-terrace three bedroom Victorian house is a lovely modern home with 1,072 square feet of living space over three floors. Located between Blackhorse Road and Hoe Street, it's within easy walking distance of the shops, parks, and the stations at Blackhorse Road and Walthamstow Central.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(82 plus) A	86
(69-81) B	
(55-68) C	
(44-54) D	
(31-43) E	
(21-30) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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#### IF YOU LIVED HERE

You'd really enjoy the relaxed ambience of this house, which has been carefully updated with stylish vintage touches alongside contemporary fixtures, fittings and décor. The substantial loft extension has been sympathetically designed to sit comfortably with the original ground and first floor rooms, giving the property a coherent feel. There are two large living spaces on the ground floor, two bedrooms and a bathroom on the first floor and a loft bedroom suite on the top floor.

The front living room has a traditional feel, with elegant proportions and original features including ceiling cornicing, a stripped pine floor, and a decorative cast-iron fireplace. It has great light levels from a large west-facing bay window with plantation shutters. The spacious kitchen/diner has a neat L-shape of fitted high gloss grey fitted wall and floor cabinets with space for freestanding appliances and a sage green metro-tiled splashback, and space for a large dining table. It also has vintage fitted cupboards and a nook for the washing machine etc. Central glazed double doors to the garden and a

window above the sink provide lots of natural light.

Both first floor double bedrooms have a New England feel, with painted wood floors and simple but striking colour schemes. The front bedroom has two large windows with plantation shutters and a cast-iron fireplace, whilst the charming back bedroom has a feature school-style radiator and a window with garden views. The bathroom has complementary white wall tiles, and graphite grey floor tiles, a bath with a mixer shower and a contemporary washbasin, WC and heated towel rail, plus an opening window.

The huge top floor loft bedroom has great natural light from three Velux roof lights and glazed double doors that open onto a Juliet balcony. It also features an exposed brick wall and a school-style radiator, and the en-suite shower room is beautifully decorated.

The low-maintenance garden has a paved terrace adjacent to the house, a lawn with a raised bed and a handy garden shed. There's lots of scope here to create a lovely outdoor living space.



#### WHAT ELSE?

- The house is located between Hoe Street and Blackhorse Road, both about a ten minute walk away, so you have a great choice of local shops, bars and restaurants. And all the town centre amenities of central Walthamstow (and the station) are an approximately 15 minute walk away.
- Blackhorse Road tube station is just a ten minute walk away, and has 13 minute Victoria Line tube journeys to King's Cross.
- It's less than a ten minute walk to Lloyd Park, with its gardens, grassland and gallery, and about 15 minutes to the extensive Walthamstow Wetlands nature reserve.

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