

Reception Room  
11'0" x 12'1"

Kitchen/Diner  
8'2" x 19'1"

Bathroom  
5'2" x 8'2"

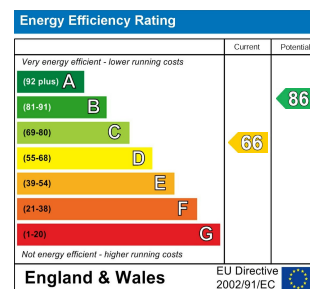
Bedroom  
14'6" x 10'6"

Bedroom  
7'0" x 8'2"

Bedroom  
6'11" x 11'5"

Garden  
14'2" x 20'1"

Total Area: 74.3 m<sup>2</sup> ... 800 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



## PASQUIER ROAD, WALTHAMSTOW

### Offers In Excess Of £575,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Spacious Garden
- Potential to Extend (STPP)
- Kitchen Diner
- Close to Blackhorse Road Station
- Short Walk to Lloyd Park

This charming three-bedroom mid-terrace Victorian property has fantastic potential for extension, while already coming in at an impressive 800 square foot. Other highlights include the spacious garden and excellent location.

It's just ten minutes on foot to Blackhorse Road station, where the Victoria line nips directly to Kings Cross in about quarter of an hour. But of course, you don't need to leave E17 to have a fantastic time - this particular area attracts visitors from all over the capital.

**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

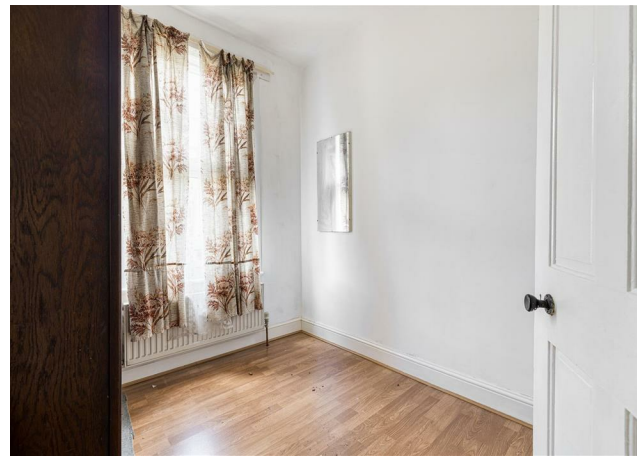
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 397 9797



### IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides - the design is perfectly balanced, something the Victorians had a knack for. You're set up well with the dual aspect ground floor living area, with the reception at the front, and a dine-in kitchen area at the rear, leading to your spacious rear garden. This lovely space has been neatly landscaped, with a charming lawn and outhouse at the back, perfect for storage.

Situated on the ground floor, bathroom is a good size, while up on the first floor you'll find three bedrooms. There's the potential for extension, so you could have a lot of fun mood boarding your dream home - Blackhorse Road has all the makings of a forever location, with its excellent amenities, transport links and schools.

There's even an abundance of green space; Walthamstow Wetland, Marshes, Lloyd Park and Higham Hill Park are a short stroll away.

13 minutes away, you'll find the much-lauded veg-friendly SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', so you'll want to book. Even closer, you've got 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.

Other places to add to your list include the community-centred bouldering studio Yonder, the atmospheric coffee shop-cum-repair centre Armstrong Audio, and the creative studio Blackhorse Workshop, which runs a variety of brilliant classes. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food.

### WHAT ELSE?

- While Blackhorse Road is your nearest tube station, is Walthamstow Central is only eight minutes further away, where you can also catch the Overground directly to Liverpool Street.

- 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.

- Within a year you'll also be able to enjoy the benefit of being 0.7 miles 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).



### A WORD FROM THE OWNER...

"I had many outstanding, enjoyable and peaceful years residing at this property. My neighbours are friendly and helpful. It is a great location - convenient to shops, schools, doctors, buses and tube stations. I have many regrets about moving from this property. I am at an advanced age and I am moving to be near my family."

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM