



Total Area: 141.5 m<sup>2</sup> ... 1523 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 24'0"

WC

Kitchen / Diner  
14'3" x 19'4"

Bedroom  
15'1" x 10'5"

Bedroom  
9'6" x 11'7"

Bathroom  
5'8" x 8'3"

Bedroom  
8'11" x 10'4"

Bedroom  
12'1" x 16'0"

Ensuite  
3'3" x 7'6"

Dressing Area  
8'1" x 11'7"

Garden  
40'4" x 16'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	84
		EU Directive 2002/91/EC	



## WOLSEY AVENUE, WALTHAMSTOW

£2,995 Per Calendar Month  
4 Bed House - Terraced



### Features:

- Four Bedroom House
- Two Bathrooms and WC on Ground Floor
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Private Garden
- Over 1500 sq.ft
- EPC Rating C
- Council Tax Band C
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400
- Security Deposit Amount Equivalent To 5 Weeks' Of The Agreed Rent

Families Only

A sumptuously appointed four double bedroom Victorian terrace, extended over three floors with a beautifully landscaped east-facing garden. All that Walthamstow has to offer is gathered an easy stroll away and transport links are superb.

Nature lovers will love having Lloyd Park just five minutes' walk, ideal for exploring the market on a Saturday, picnicking or reaching fitness goals. From here it's easy to join Hoe Street, your gateway to Walthamstow High Street and the gorgeous historic charms of Walthamstow Village.

**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 be cooking up a storm in your delectable 280 square foot kitchen/diner. In here a triple set of skylights usher in cascades of natural light over a kitchen decked out in sleek cabinets housing fully integrated appliances. A chef's island and breakfast bar sit below pendulum lighting, and to the rear floor to ceiling patio doors set in exposed brick frame that garden view perfectly. Whether you're relaxing with the family or entertaining friends, it's an incredible space.

Step outside onto your east-facing forty foot garden where a patio is home to an outdoor barbecue sitting under a trellis with outdoor lighting and climbing plants. This leads on to a lush lawn flanked by beds bursting with carefully curated greenery and then to a timber decked seating area, cleverly zoned with lavender for fragrant summer evenings. Back inside now and the ground floor's completed by a handy WC and your 280 square foot lounge, finished in stately Lincoln green up to the picture rail. In here, twin fireplaces and a window seat nestle under a shuttered bay

window.

Head up the stairs and on the the first floor sit three immaculate double bedrooms, each with its own charm and cosy carpeting. The family bathroom's a fine affair, decked out in a sparkling grey letterbox tiling with a gleaming rainfall shower over the tub. Continue upstairs now for the second storey. Home to your skylit loft bedroom with Juliet balcony, immaculate skylit en suite, with oversized rainfall shower and ninety five square foot dressing room.

Outside and you're just a thirteen minute walk or four minute cycle from Walthamstow Central station, so you can be strolling along Oxford Street or exploring the City around half an hour after stepping out your front door. Alternatively, a minute away around the corner on Forest Road is a choice of two bus routes. The 123 will get you straight to Blackhorse Road station to join the speedy Victoria Line there (stay on one more stop to explore the 500 acre Walthamstow Wetlands), or the N73 will ferry you home at night from the West End, Kings Cross, Angel and Stoke Newington.



#### WHAT ELSE?

- Parents will be reassured to know that you have thirty primary/secondary schools in a one mile radius, all rated 'Good' or better by Ofsted. Four of these have 'Outstanding' status.
- You've a secure bike hanger outside on your leafy street, perfect for joining Forest Road's cycle route to follow the marshes flanking the River Lee on to the City.
- Date night? The Bell's half a mile away and will serve you up gourmet pub classics in a relaxed atmosphere. Or head to The Village's Orford Road for cocktails in Eat17 followed by some authentic Spanish fare at Orford Tapas next door.

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM