



## PRETORIA AVENUE, LONDON

£3,500 Per Calendar Month  
 3 Bed House



### Features:

- SHORT LET
- Available for up to 3 months
- Available from November
- Three Bedrooms
- Prime E17 Location
- Beautifully Finished Family Home

A gorgeous, three double bedroom house with private garden, just off St James Street, exclusively available for a three month short let. With over 1200 square feet of beautifully finished living space, it's a wonderful family home and ideally placed for everything Walthamstow has to offer.

It's easy to reach central London, with St James Street station just around the corner you'll arrive at Liverpool Street in as little as twenty minutes. Blackhorse Road station is only half a mile from your home, making your door to door journey to King's Cross just half an hour.

REQUEST A VIEWING  
 0203 397 9797

**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



#### IF YOU LIVED HERE...

Stepping into your hallway, you'll find a bright and airy 280 square foot reception room on your right, with hardwood engineered flooring flowing underfoot. Down the hallway, past the stairs on your left and handy WC to your right, you'll arrive in your fabulous kitchen. In here, dual aspect windows throw masses of light across all 210 square feet of floor space. Plentiful sleek white units are topped with hardwood worktops and bifold doors open onto your secluded garden. Out here, a solid stone patio gives way to a low maintenance lawn and two further doors lead back inside your home, a kitchen side door and French doors to your reception room.

Upstairs, on the landing, you'll find some convenient extra storage space, before arriving in your first bedroom, with peaceful garden views. Next along the landing is your fully tiled family bathroom, with a roomy shower cubicle and tub with side

taps. Your second bedroom is a generous double, with 130 square feet of space, a painted brick chimney breast and fireplace, and also overlooking the garden. Your principal sleeper sits to the front of your home, with a wall of bespoke wardrobes, a trio of windows and a fantastic 190 square feet of space to spread out in. Lovingly restored original floorboards run underfoot in each bedroom.

Although you're tucked away on a quiet turning, you're only moments away from buzzing St James Street and the bustling, mile long High Street. You'll find everything you need here, from market stall bargains to large supermarkets, plus a farmer's market every Sunday. Natural, green spaces are close at hand too. A ten minute stroll brings you to St James Park, a lovely spot for a summer's picnic, and the vast Walthamstow Wetlands nature reserve is only a mile away.



#### WHAT ELSE?

- Your new local is The Chequers, a large yet cosy pub with real log fires and mouth watering Sunday roasts.
- Sushi fans will be pleased to find Taro Walthamstow is just a short walk away. This Japanese restaurant is housed in the former Manze's Pie and Mash shop, with a lovingly preserved historic interior.
- Choose from two nearby bakeries, Weirdough and Beaten By A Whisker, for freshly made sourdough loaves and pastries.

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM