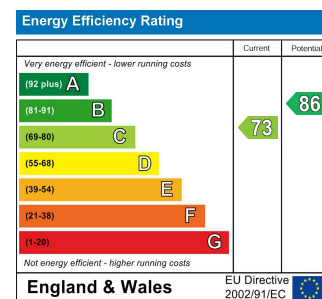
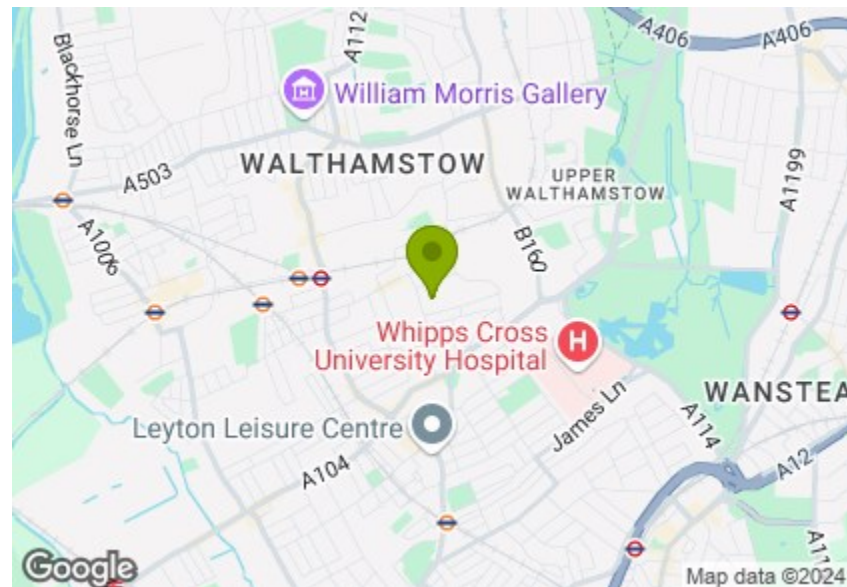




Total Area (Excluding Cellar & Eaves Storage): 125.9 m² ... 1355 ft²

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.



BRUNSWICK STREET, WALTHAMSTOW

Offers In Excess Of £1,000,000 Freehold 3 Bed House



Features:

- Heart of Walthamstow Village
- Three Double Bedrooms
- Two Receptions
- Two Bathrooms
- Beautifully Presented
- Many Original Features
- 1355sq ft
- Cellar

In the heart of Walthamstow Village, this immaculately presented, three bedroom, two bathroom family home is a perfect blend of period charm and stylish interior design. All within easy reach of vibrant Orford Road and peaceful Hollow Ponds.

Walthamstow Central station is a short fifteen minute stroll from your front door. From here, direct Victoria line trains take you through to Kings Cross in fifteen minutes and Oxford Circus in nineteen.

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E4 & N17
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E17 & E10
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0203 397 9797

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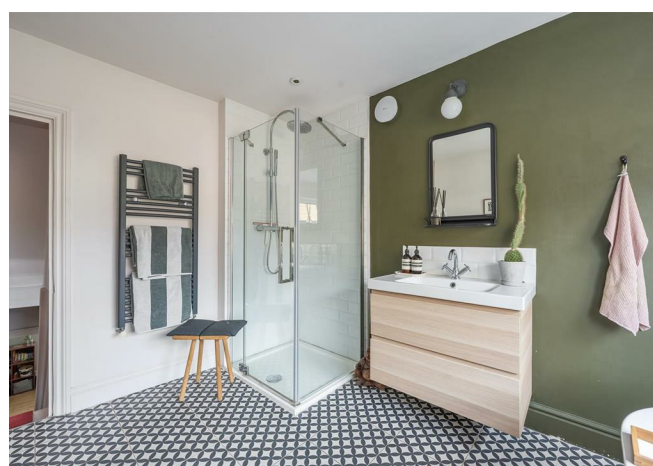
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IF YOU LIVED HERE...

Step inside and your welcoming lounge features a gorgeous wood burning stove set within an exposed brick open hearth. Daylight pours in from the large bistro shuttered bay window and spills over the lovingly restored original floorboards. Further down the entrance hall you'll step into your 235 square foot, split level, open plan kitchen/diner. Starting with a raised, spacious dining area and stepping down into a stylish galley kitchen, you'll find chunky wooden countertops, glossy white metro splashbacks, sleek integrated appliances and a double Belfast sink.

Patio doors to the rear of your kitchen extend the space out onto a broad slate patio and immaculately landscaped garden. At the rear, just across a sizeable patch of Trulawn, you'll find a timber pergola against a high exposed brick wall, creating privacy and the perfect spot for outdoor entertaining. Back in your entrance hall, there are stairs down to a 160 square foot cellar and up to your first floor, where you'll find two generous double bedrooms, both with more of that blonde timber flooring. The principal bedroom has a double set of bistro shuttered sash windows, while the second sleeper has bespoke shelving and overlooks the garden.

Your luxurious family bathroom sits to the rear of the first floor, featuring a double ended freestanding tub, separate stroll in rainfall shower and a calming olive green and crisp white colour palette. Up on the second floor you'll find a wonderful loft suite, with a triple set of skylights illuminating the bedroom and plenty of extra storage space in the eaves. Another decadently designed en suite bathroom completes things

perfectly, with an open rainfall shower and a stylish vessel sink and vanity unit.

Step out your front door and you have all of the social hotspots of Walthamstow Village at your fingertips. A five minute walk brings you to the hidden gem of the Ravenswood Estate, where you'll find fabulous gin cocktails at Mother's Ruin, a wonderland of neon artwork at God's Own Junkyard and some of the best craft beers at The Wild Card Brewery Barrel Store. Alternatively you can wander along Orford Road and sample some of the best wine bars and restaurants E17 has to offer.

WHAT ELSE?

- For a day out in nature with a difference, we recommend walking over to nearby Hollow Ponds. From the Whipps Cross Road entrance you'll arrive at the boat house, where you can hire a row boat and explore the beautiful lake.
- For a freshly roasted pick me up, HUCKS coffee house is only seven minutes away on foot. This innovative cafe has a vibrant music studio alongside and transforms into a lively licensed music venue in the evenings.
- Within a mile of your home there are six primary and secondary schools that have achieved the coveted 'Outstanding' rating from Ofsted, and another seventeen schools have been rated as 'Good'.



A WORD FROM THE OWNER...

"What can we say about Brunswick Street!? It has been an amazing home to us over the past 9 years. During that time we have made some lifelong friends and have been so proud to be residents of 'the village' - ignore the snotty comments, they're just jealous! Walking from the tube and onto Orford Road is always a great feeling - the pubs are full, kids are scooting around whilst eating ice creams and there is usually some sort of mini rave happening at Bern and the Bean or Ravenswood Industrial Estate. As a new mum, Maternity Leave couldn't have been better with so much going on - sensory classes, parks, swimming pools and soft play all within easy reach. If you want a proper night out, the Stowho House group get major acts down to the Trades Hall (hello Fat Boy Slim, Groove Armada) and the Wild Card and Pilsner breweries are a 5 minute walk from the house. With the Soho Theatre opening soon, things are only going to get better too - the biggest dedicated comedy venue in the country! I may be biased but Brunswick Street is one of the best streets in the Village - we're tucked away which means the only cars to come down the street are those of your neighbours, and Henry Maynard School is on the other end - ideal if you have kids. It's time for us to leave London sadly, but if it wasn't this would be our forever home."

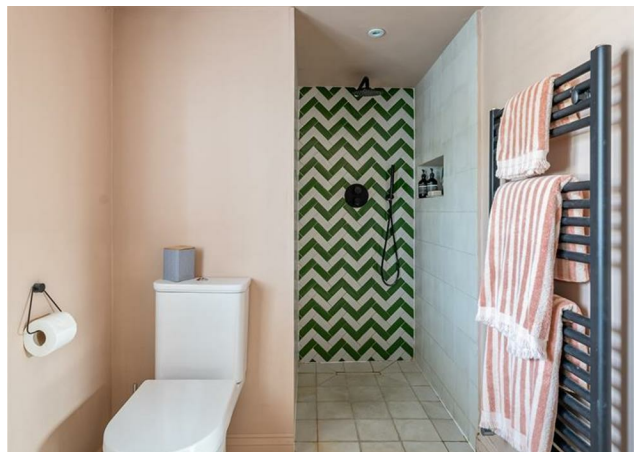
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Reception
13'6" x 12'6"

Reception
10'5" x 11'3"

Kitchen
7'8" x 16'8"

Cellar

Bedroom
17'1" x 10'8"

Bedroom
10'7" x 11'3"

Bathroom
8'2" x 10'8"

Bedroom
16'1" x 16'4"

Ensuite
11'7" x 5'3"

Eaves Storage

Cellar
9'1" x 18'0"

Garden
approx. 22'11" x 18'4"



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