

Reception  
11'5" x 12'2"

Reception  
9'6" x 11'2"

Kitchen  
4'11" x 8'0"

Utility  
9'5" x 5'0"

Bedroom  
14'10" x 10'5"

Bedroom  
9'7" x 11'3"

Bathroom  
4'11" x 14'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## CENTURY ROAD, WALTHAMSTOW

### Offers In Excess Of £575,000 Freehold 2 Bed House



#### Features:

- Two Bedroom House
- Victorian Terrace
- Close To Blackhorse Road Tube Station
- Potential To Extend (STP)
- First Floor Bathroom
- Chain Free

Situated in a residential spot close to Blackhorse Road, this two-bedroom Victorian terrace home is packed with perks, including the first floor bathroom, ground floor WC, utility room, garden and the potential to extend. The chain-free status is a nice bonus too.

As for the location, this is a fantastic spot, buzzing with amenities and excellent transport links, including access to the Victoria line just 0.4 miles away.

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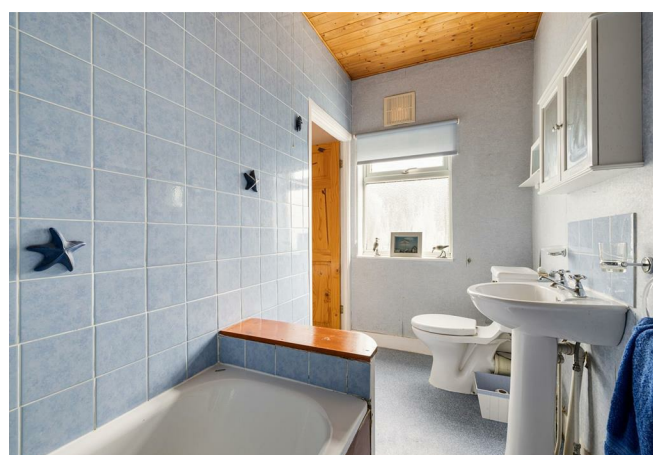
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**IF YOU LIVED HERE...**

This is classic Victorian design at its best, with 853 square foot of evenly balanced space ripe for extension, but with tradition at its heart.

You're set up well with the front reception room, which is nicely bright thanks to the generous bay windows. The bespoke carpentry is not only convenient, but beautifully designed too. The reception at the rear would make an excellent dining room since it sits alongside the kitchen. This is where you'll find access to your handy utility room and WC, with the spacious garden just behind. This is a great sized space, rich with leafy climbers and mature foliage to bring a real sense of calm seclusion. Upstairs you'll find two double bedrooms, both with in-built storage, plus a family-bathroom.

Beyond your home, you might be surprised with the amount of nature within easy reach; the fantastic Walthamstow Wetland is only 12 minutes away, while Lloyd Park - home to the William Morris Gallery - is the same distance in the other direction.

As for food and drink-based perks, SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', is nine minutes on foot, while Jaunty Coffee is your new local coffee shop - four mins on foot. A similar distance away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic and natural wines.

You're a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and Big

**Penny Social.**

The area is constantly evolving an attracting new ventures, so you'll love uncovering your own new gems. No wonder Conde Nast Traveller ranked Blackhorse Road among the UK and Ireland's top destinations to visit in 2024.

And if you need to escape further afield, it's a nine minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around quarter of an hour, or hop on the overground, which zips between Gospel Oak and Barking. While Blackhorse Road is your nearest tube station, St James Street station is only five minutes further away, where you can also catch the Overground directly to Liverpool Street.

**WHAT ELSE?**

- Parents will be pleased to learn that you have numerous great primary/secondaries in the area.
- 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 convenient chains. You've also got the newly opened Forest Cinema in this area.
- Within a few months you'll also be able to enjoy the benefit of being just over a mile 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 EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

**KIM HEYWOOD**  
E17 BRANCH MANAGER

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