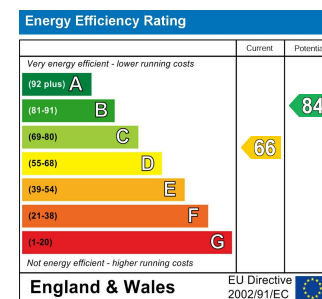




Total Area: 78.6 m² ... 846 ft² (excluding shed)
All measurements are approximate and for display purposes only.



PASQUIER ROAD, WALTHAMSTOW

Offers In Excess Of £699,995 Freehold

2 Bed House - Mid Terrace



Features:

- Two Double Bedrooms
- Victorian Mid Terrace House
- Beautifully Presented
- Garden Studio
- Kitchen Diner
- First Floor Bathroom
- Close to Blackhorse Road Station
- Near Lloyd Park
- Potential to Extend STPP

A characterful two-bedroom Victorian home positioned within a quiet residential street in the heart of Walthamstow. Tucked away from bustling Blackhorse Lane, this idyllic abode benefits from the many amenities and transport links offered by the Blackhorse locale yet still retains the tranquillity of the Higham Hill neighbourhood.

Conveniently located, this home boasts a multiplicity of transport links, located just a 12-minute walk from Blackhorse Road and a 20-minute stroll to St James Street, residents will have direct access to the Victoria Line and the Overground.

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

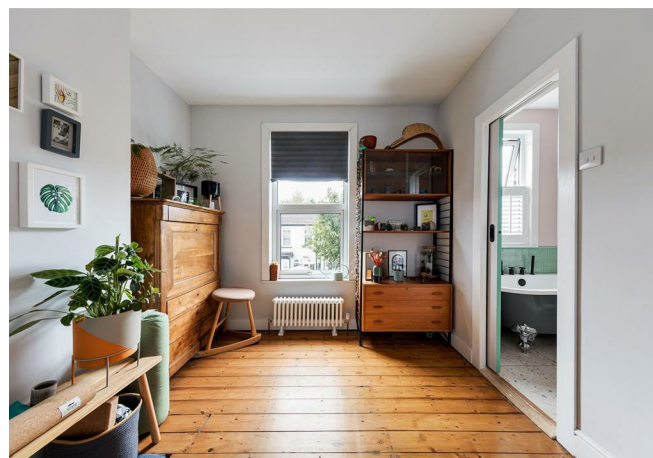
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Investment & Development
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0208 520 6220

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0203 325 7228

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0203 397 9797



IF YOU LIVED HERE...

Nestled in tranquil Pasquier Road, this immaculately presented two-bedroom Victorian mid-terrace, offers the perfect blend of period character and modern living. From the exterior alone, the classic brick façade immediately impresses, setting the tone for the stylish interiors within. Each room in this home has been thoughtfully designed, from the serene double bedrooms to the open-plan kitchen diner, which seamlessly blends modern functionality with timeless appeal. Practicality and design have been carefully considered. Sleek green cabinetry has been used to provide plentiful storage in the kitchen whilst retaining the stylish nature of the home. The décor throughout reflects a chic, yet comfortable style, with wooden flooring adding warmth and natural tones.

The first-floor bathroom exudes a sense of calm, with its contemporary fittings and trendy design. The theme of green continues flowing seamlessly into this space as luxe green tiling has been thoughtfully used. Complimented by the well-proportioned bedrooms, which benefit from large windows, allowing an abundance of natural light to flow in. Outdoors, the property boasts a stunning landscaped rear garden, a tranquil oasis designed for relaxation and entertainment. The tasteful garden studio is a versatile space, ideal for a home office, creative retreat, or guest room, all bathed in natural light through a ceiling skylight.

For commuters, the location is ideal, with Blackhorse Road Station just a 12-minute walk away, offering swift access to central London via the Victoria Line. The property is

also perfectly positioned for those looking to enjoy the vibrant local area, with the popular Lloyd Park and the trendy Blackhorse Beer Mile both nearby, providing an exciting blend of nature and culture.

This home presents a rare opportunity to enjoy a lifestyle of comfort and convenience in one of Walthamstow's most desirable neighbourhoods. From the unique design elements and attention to detail throughout, to the enviable location close to Blackhorse Lane, this property is truly a rare find.

WHAT ELSE?

- Big Penny Social, the renowned community pub, arts centre and town square, home to live events and sports, will be your new local, situated just over ten minutes from Pasquier Road.
- Neighbouring Blackhorse Beer Mile is home to some of the country's famed brewery's, again located a short stroll away, you'll become a connoisseur of local craft beers.
- Art enthusiasts can take a walk over to William Morris Gallery to indulge in the largest collection of Morris' work or rather enjoy the botanical retreat of Lloyd Park.
- The local schools are primarily outstanding, featuring twenty-three primary and secondary institutions within a mile's walking distance, all rated 'Good' or 'Outstanding' by Ofsted.



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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Reception Room

12'1" x 11'8"

Kitchen/ Diner

15'2" x 11'6"

Garden

19'8"

Shed/ Garden Studio

8'5" x 7'4"

Bedroom

11'5" x 9'5"

Bedroom

15'2" x 10'4"

Bathroom

11'5" x 5'2"

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