

LANCASTER ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Victorian Terraced House
- Arranged Over Three Floors
- Beautifully Presented
- Private Rear Garden
- Extended Kitchen Diner
- Walking Distance to Walthamstow Wetlands
- Close to Blackhorse Road Station

A stylish and thoughtfully designed Victorian terraced home nestled within the heart of Walthamstow's sought after Higham Hill area. Arranged over three floors and beautifully extended to the rear, this home not only offers stylish aesthetics but is conveniently located just over ten minutes from Blackhorse Road Station, a prime residence for commuters.

This abode boasts both the tranquillity of Higham Hill but the urban convenience and amenities of Blackhorse Lane with its links to Central London on your doorstep, placing you in an ideal locale, allowing you to enjoy the best of E17.

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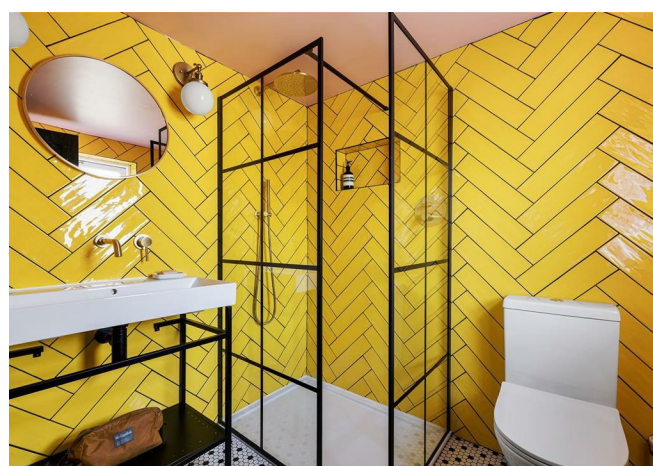
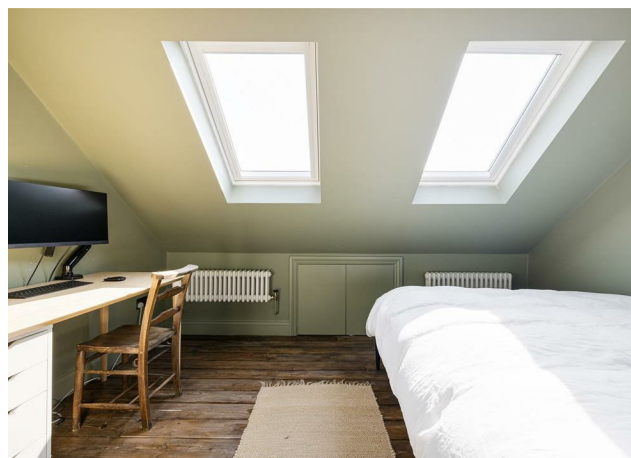
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IF YOU LIVED HERE...

Positioned in the heart of the Higham Hill neighbourhood, this polished Victorian terraced home, arranged over three beautifully styled floors, offers a perfect blend of period charm and modern elegance. The home boasts three generous bedrooms and has been extended to create a spacious, light-filled environment for family living. Original features are thoughtfully preserved throughout the property, enhancing its character, while contemporary touches, such as chic décor and luxurious fixtures, make this home both inviting and functional. At the heart of this pristine abode is the impressive extended kitchen diner, showcasing a brick façade and trendy herringbone flooring. Skylights flood the space with natural light, creating an open, airy atmosphere perfect for entertaining or family gatherings. Beyond, the kitchen flows seamlessly into a private rear garden, where a tranquil seating area provides an idyllic retreat for relaxation. Upstairs, the fully extended loft offers a vibrant yellow shower room and on the first floor, a stunning green bathroom with a standalone bath, ensuring ample space and luxury for all members of the household.

Each bedroom is thoughtfully designed, with an abundance of storage and space, making it ideal for a growing family. The charming presentation continues with the generous bathrooms, where sleek modern fittings meet timeless charm. The house is ideally situated within walking distance of Walthamstow Wetlands, a peaceful nature reserve, and is a short stroll from the vibrant Blackhorse Beer Mile, offering a lively

selection of local craft breweries. Located close to Blackhorse Road Station, with excellent Victoria Line transport links, this property benefits from the best of both urban convenience and natural surroundings. Whether enjoying nearby Higham Hill Park or taking in the local artisan culture, this residence offers an exceptional lifestyle for families seeking comfort, style, and location.

WHAT ELSE?

Exale Brewing and Tap Room voted London's best brewery by TimeOut, is a mere five-minute stroll away, located in the bustling Blackhorse Beer Mile, home to London's most celebrated craft breweries, you'll have a plethora of local brewers to try. Seeking tranquility or just an afternoon stroll? Prospective buyers will have a wealth of green spaces to choose from, from neighbouring Higham Hill Park to Lloyd Park and its many attractions. The acclaimed William Morris Gallery, home to the largest collection of Morris' work, is a local treasure, located a short stroll away, offering prospective residents a free opportunity to immerse themselves in the abundant artistic and social legacy of one of Britain's most established designers. Head in the opposite direction, you'll be greeted by St James Street and its many amenities, an overground station taking you to Liverpool street in under twenty, as well as the many locals creatives, retailers and food outlets Crate St James hosts.



A WORD FROM THE OWNER...

"We've loved our time on Lancaster Road. It's a warm, community-focused, and family-friendly street. We started our young family here and made some great friends along the way. The nearby green spaces, like Higham Hill Park and the Wetlands, provide a perfect escape from city life. Visits to Lockwood Way have become a weekend staple—whether it's grabbing pastries and baguettes from Wild Grains, enjoying pints from the breweries, or having dinner at Renegade Winery. All of that, combined with the 24-hour tube service on the Victoria Line, has made this a vibrant and dynamic place to live for the past six years."

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Reception Room
9'8" x 12'5"

Bathroom
7'6" x 8'1"

Kitchen / Diner / Reception Room
12'5" x 28'6"

Shower Room
5'4" x 6'4"

Bedroom
12'6" x 10'7"

Garden
22'9" x 7'6"

Bedroom
11'8" x 9'6"

Eaves Storage

Bedroom
7'10" x 10'11"

Utility



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