

CLAREMONT ROAD, WALTHAMSTOW

Offers In Excess Of £780,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Victorian Terrace
- Arranged Over Three Floors
- Beautifully Presented
- Secluded Rear Garden
- Two Reception Rooms
- Quiet Residential Street

Arranged over three immaculate floors, this masterfully restored three-bedroom, two bathroom Victorian terrace is located in an excellent spot on a quiet, residential street, but still close to all the lively action around Walthamstow and Blackhorse Road.

Not only are there many fantastic amenities in the direct community, but the home is less than a mile from Blackhorse Road station, where you have access to both the speedy Victoria line and convenient Overground. Buses are also plentiful, so it's a brilliant base for anyone wanting to enjoy all the perks of London.

REQUEST A VIEWING
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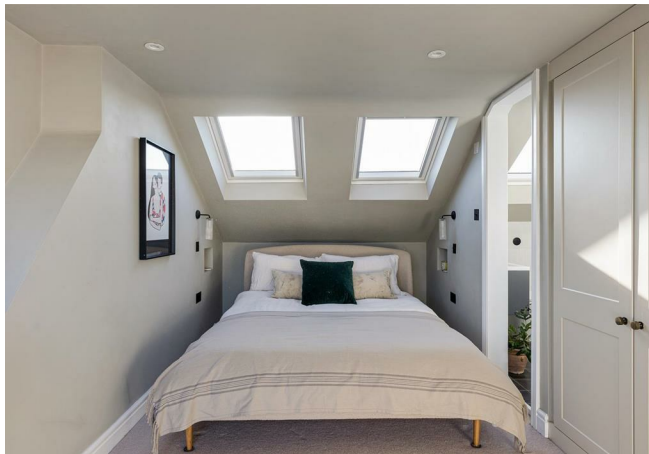
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IF YOU LIVED HERE...

Behind that lovely brickwork and restored vintage front door, you'll find a gorgeously designed home where every inch has been considered, meaning you can enjoy it from the very day you move in.

The dual aspect double-reception room is fantastically bright and full of stunning features, such as the custom carpentry, bespoke shutters, original fireplaces with striking hearths, sweeping parquet flooring and charming window seat. Head to the rear, beyond your conveniently placed and stylishly designed bathroom, and you'll find your equally polished kitchen. You'll love the vintage-style touches, such as the butler basin, brass fittings and inky blue units, as well as the light that pours into the space.

The lovely rear garden is perfectly low maintenance, although the planters provide opportunity to keep green fingers busy. When the sun is shining you've love sitting at the decked area towards the rear, surrounded by all the glorious mature foliage. Roll on BBQ season!

Back inside, on your first floor, you have two immaculately decorated bedrooms with soft carpeting and masterfully designed in-built storage. In the loft you'll find another stunning bedroom - you'll love the alcove shelving, wall lights and Juliet balcony, while the en-suite is simply gorgeous.

In case you didn't already know it, you're in a great spot for exploring Walthamstow. As well as being a hub for creative businesses, there's an abundance of green space; Walthamstow Wetland, Lloyd Park and Higham Hill Park are all within strolling distance.

Also nearby, you'll find the much-lauded veg-friendly SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', so you'll want to book. The bouldering studio Yonder is another venture that's much-loved by the local community. Even if you prefer to keep your feet on solid ground, it's a great place to get a coffee or beer and people watch. You'll find a similar creative energy at Blackhorse Workshop, a studio where you can sign-up for fantastic part-time courses run by genuine talent.

If drinking is on the agenda, you'll be delighted to discover that you're a short hop from the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney and Big Penny Social.

WHAT ELSE?

- There's much excitement about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens in May 2025 - and it's around one mile from your front door.
- Parents will be pleased to know you have an abundance of great schools in the area.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, and the convenient chains found in the 17&Central shopping centre, as well as the newly open Forest Cinema.



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

12'7" x 10'8"

Reception Room

11'1" x 9'1"

Bathroom

Kitchen

10'4" x 8'4"

Bedroom

13'11" x 11'1"



Bedroom

11'0" x 8'11"

Bedroom

16'8" x 10'7"

Shower Room

Garden

42'7"



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