



PENNANT TERRACE, WALTHAMSTOW
Offers In Excess Of £850,000 Freehold
4 Bed House - Mid Terrace

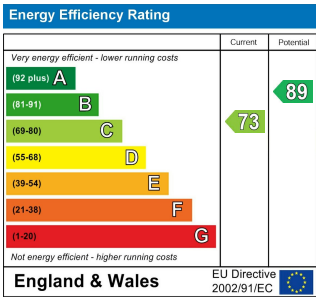


Features:

- Four Bedrooms
- Ex Warner House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Interiorial Design
- Extended Kitchen Diner
- Large Secluded Rear Garden
- Two Bathrooms
- A Short Walk to Lloyd Park
- Hot and Cold Filtered Kitchen Tap

A splendid, four bedroom, two bathroom, family home, with a wealth of lovingly curated designer features throughout, an extended kitchen diner and secluded rear garden. All just moments from enchanting Lloyd Park and E17's vibrant nightlife.

It's just a mile on foot to Blackhorse Road station, for swift Victoria line services that arrive at King's Cross in thirteen minutes and Oxford Circus in seventeen. Weaver line Overground trains also run directly from here to Walthamstow Queen's Road and Wanstead Park.



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IF YOU LIVED HERE...

Under the expert guidance of Studio Milne, this beautiful home has been artfully appointed with all manner of high end luxury features. Your elegant reception room retains much of its period charm, featuring double glazed sash windows and a vintage pewter fireplace. Through in your large, sustainable, Holte kitchen diner, there's a sleek contemporary aesthetic, with Cloudburst Cesarstone counter tops, an induction top venting hob, Samsung appliances and a central chef's island with a handmade zinc worktop, with a patina finish that will only improve with time. A durable four-in-one tap provides the finishing touch, carbon filtered water, chilled to boiling at the touch of a screen.

Your dining area features a skylight overhead and terracotta tiles underfoot, extending your entertaining space out through Sun Seeker sliding doors onto a raised patio. A stretch of immaculately kept lawn comes next, leading to another tiled patio and timber pergola to the rear of your garden. Back inside, there's also a handy utility room and separate WC on the ground floor, before you head upstairs to your sleeping quarters. On the upper floors you'll find more of those double glazed sash windows and cast iron radiators, a feature of almost every room, with the radiators being fired by a recently installed, energy efficient boiler.

All three of your handsome first floor bedrooms come decked out in calming, neutral colour schemes, with the second double featuring an ebony, period fireplace. Your opulent, first floor bathroom features brass fixtures and fittings, pristine jade

tilework, a heated towel rail and modern white suite including a deep, relaxing bathtub. On the second floor, you'll find a luxurious skylit sleeper with an en suite home to a refreshing, stroll in rainfall shower. The large, stylish double bedroom has extra storage space in the eaves, panoramic rooftop views through floor to ceiling windows and extra light from a pair of overhead skylights.

Slip on your walking shoes, and in a few minutes you'll be wandering around neighbouring Lloyd Park, where artfully landscaped gardens provide numerous outdoor relaxation spots, and the historic William Morris Gallery awaits your exploration. For state of the art gym workouts and luxurious pampering sessions, Waltham Forest Feel Good Centre is just the other side of the park, with an impressive range of sports facilities to suit every family member's needs. For refreshment and refuelling, the Blackhorse Beer Mile is a fifteen minute walk from your new home. Here you'll find flowing craft ales and delicious eats in the many taprooms and microbreweries that have sprung up here in recent years.

WHAT ELSE?

- Your new, family friendly local is The Dog and Duck on nearby Chingford Road. In the cosy lounge or the sheltered beer garden, you can while away an afternoon with friends and family over delicious sourdough pizzas, hearty Sunday roasts and your choice of wines.
- On Saturdays, there's a bustling Farmers' Market over in Lloyd Park, where you can pick up fresh organic produce and some of the best street food Walthamstow has to



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
10'1" x 11'3"

Kitchen
10'2" x 11'4"

Dining Room
13'9" x 7'10"

WC

Utility Room

Bathroom
6'0" x 5'8"

Bedroom
6'3" x 8'0"

Bedroom
9'3" x 11'4"

Bedroom
9'5" x 11'5"

Bedroom
15'6" x 17'5"

Ensuite
5'2" x 6'8"

Eaves Storage



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