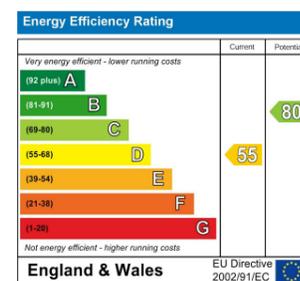




Total Area: 145.2 m<sup>2</sup> ... 1563 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## ELMSDALE ROAD, WALTHAMSTOW

### Offers In Excess Of £1,100,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Immaculately Presented
- Large Private Rear Garden
- Spacious Kitchen Diner
- Period Features
- Chain Free
- Walthamstow Central Location
- Close to St James's Street
- Quiet Residential Street

Unfolding over three floors, this beautifully restored four-double bedroom, two-bathroom home is packed with highlights, including an impressive 100 foot garden at the rear and gorgeous period features throughout the interiors.

Its prime location between Walthamstow Central, Lloyd Park, Blackhorse Road and St James Street means you can enjoy the perks - and transport links - of multiple neighbourhoods. But despite all this convenience, Elmsdale Road is a quiet and residential street. The home is on the market chain-free too.

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**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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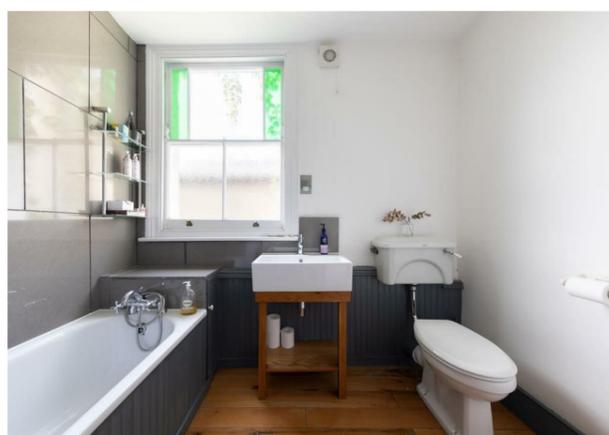
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#### IF YOU LIVED HERE...

Where to start? The striking parquet flooring, the generous bay windows with shutters, the light-filled dine-in kitchen, the ornate radiator covers, the vintage-style front door... You'll struggle to pick your favourite feature, so let's walk through the house...

The double reception room is full of period charm, with light spilling in from the large dual aspect windows. The two feature fireplaces are a reminder of the home's era, but the subtle colour palette will ensure you can easily stamp your own mark. The custom carpentry not only looks great, but will be extremely convenient too.

The kitchen is a masterpiece in design, with the parquet flooring and timber cabinets working with the great bursts of light and exposed brickwork to create a hygge feeling of Scandi warmth. You'll love the mix of units and shelving, while the butler sink and ceramic handles soften the mood further. Upstairs you've got a further two floors of immaculate space. The loft is a glorious light-filled sanctuary, with more of those thoughtful features and decor, as well as a spotless ensuite with a freestanding tub, walk-in shower and ample storage. The three bedrooms on the first floor are just as pristine - with soft carpeting underfoot, as is the large family bathroom, which benefits from modern yet vintage-style fittings and lovely wood panelling.

The substantial garden is a stunner, with mature fauna to add an air of seclusion, a shed and sun trap patio. And you only have to stroll 12 minutes to enjoy acres more greenery at Lloyd Park, or cycle to Walthamstow Wetlands in even less time. Beyond, you can enjoy the best of E17. Mere minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, while just beyond, the eateries on Hoe Street are humming with more accolades. Head a few minutes further

for Walthamstow Village for an even wider choice of top eateries and pubs. Just a few blocks south, you'll find Europe's longest market, which runs along the High Street. Walk to the end and you'll reach the newly opened Forest cinema. Walthamstow Central station is ten minutes away on foot for direct twenty minute runs to Oxford Circus via the Victoria line and Liverpool Street via the Overground.

#### WHAT ELSE?

- Parents will be pleased to know there is an abundance of great schools nearby, as well as plenty of community-led activities to keep kids and teens busy, ranging from music groups and drama classes to parkour lessons and art sessions.

- There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens any week/month now - and it'll be less than six minutes on foot from your front door. While you wait for it to open, you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows. Both venues are a short walk.

- Craft beer fans can get their 'exercise' on the Blackhorse Lane Beer Mile, where taprooms include Signature, Exale, Hackney and Big Penny Social or if you fancy flexing more muscles than your pint holding arm, you'll be pleased to find the yoga studio, East of Eden, a few minutes away on foot.



#### A WORD FROM THE OWNER...

"When we moved from Hackney to Walthamstow, just ahead of starting our family, we were immediately struck by the warmth and sense of community here—especially on Elmsdale Road. From the moment we arrived, our neighbours made us feel welcome, greeting us on moving day with drinks and snacks to ease the stress. That spirit of kindness continued throughout our time here, with street parties, kids' playdates, and chats on the gardening WhatsApp group. It's truly a special place to call home. The house itself has been the perfect family haven. It offers plenty of space for everyone while still feeling wonderfully cosy. One of the features we've loved most is the handmade stained-glass front door. Coming home to that little pop of beauty each day never failed to make us smile. Our favourite part of the house, though, has to be the garden. Having such a large, sunny outdoor space right off the kitchen has been a joy—whether for morning coffees, playing with the kids, or simply soaking up the greenery. It's a peaceful retreat, and we know it will be just as special to the next owners. For those who love the outdoors, this neighbourhood offers so much. The Walthamstow Wetlands and Lloyd Park are just a short walk away, providing amazing open spaces to explore and enjoy. This house, this street, and this neighbourhood have given us so many happy memories, and we're confident the next owners will fall in love with it all just as we did. It's not just a house—it's a home, surrounded by a fantastic community that we feel so lucky to have been a part of."

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**Reception Room**  
14'3" x 12'3"

**Bedroom**  
11'11" x 10'10"

**Reception Room**  
11'10" x 10'8"

**Bedroom**  
10'8" x 9'6"

**Kitchen / Diner**  
23'4" x 9'5"

**Bathroom**  
9'4" x 8'11"

**Bathroom**  
8'2" x 6'5"

**Bedroom**  
16'2" x 8'0"

**Bedroom**  
16'4" x 11'7"



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