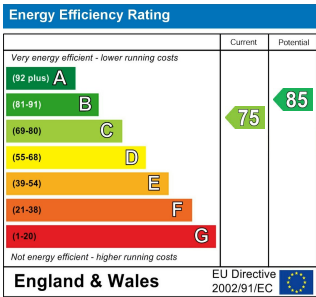




Total Area (Excluding Eaves Storage): 117.6 m² ... 1266 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



WALPOLE ROAD, WALTHAMSTOW

Offers In Excess Of £950,000 Freehold
4 Bed House



Features:

- Four Bedroom House
- Victorian Terrace
- Beautifully Presented
- Extended Kitchen/Diner
- Quiet Residential Turning
- Close To Blackhorse Road Station
- Loft Converted

This enviably located and immaculately restored four-bedroom Victorian terrace home comes complete with a converted loft, two bathrooms, a huge open kitchen/diner and a charming garden at the rear, while 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. That said, Walpole Road itself is peaceful and residential, so the home really does offer the very best of both worlds.

REQUEST A VIEWING
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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
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E17 & E10
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E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into your beautiful 1266 square foot home. You'll be keen to show it all off as soon as possible, particularly that gorgeous Victorian frontage.

The entire ground floor has been artfully designed to offer a gloriously open plan experience, with light spilling throughout and herringbone parquet sweeping the length - not only looking great but also offering underfloor heating. You'll love the balance between tradition and convenience, with features such as the fireplace surround, sash windows, bespoke shutters and exposed brickwork contrasting beautifully with the kitchen island, smart units, elegant shelving and sleek fittings. The pantry will be a big convenience, as will the custom carpentry at the front. When it's warm enough you can spill outside and enjoy the thoughtful landscaping, with bespoke seating and storage at the rear.

Head up to the first floor (pausing to admire the striking stair runner) where you'll find two pristine bedrooms, each with original timber flooring. The bathroom on this floor is wonderfully spacious, with double basins, a walk-in shower and a freestanding tub - bliss. Finally, your converted loft is the perfect sanctuary, with two further immaculate bedrooms - one with an elegant en-suite.

Beyond your front yard, you're in a brilliant spot for exploring our beloved E17. As well as being a hub for coffee shops, bars and eateries, there's an abundance of green

space; it's a 14 minute stroll from the glorious Lloyd Park, where you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son.

Head even closer towards Blackhorse Road where you'll find the excellent bottle shop/bar Forest Wines (eight mins) and a genuine Banksy outside the cheerful Bonners fish and chip shop (seven mins). You're also a ten minute stroll from Europe's longest market, which runs along the High Street. Here you'll find Forest Cinema and the convenient chains in the 17&Central shopping centre.

And if you need to travel beyond E17, it couldn't be easier; Blackhorse Road station is 12 mins on foot, where you can also access the Victoria line and the Suffragette Overground. Or Walthamstow Central station is four mins further and allows quick and direct access to Liverpool Street via the Weaver Overground.

WHAT ELSE?

- Just 12 minutes from you is East of Eden, offering yoga and pilates whenever you need to do some serious stretching, while craft beer fans can get their 'exercise' on the Blackhorse Lane Beer Mile, where locations include Signature Brew, Exale and Big Penny Social - you can be at the first stop within around 17 mins.
- Just 13 minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, an area that's enjoying a fantastic regeneration thanks to the imminent arrival of Walthamstow Soho Theatre there.
- Parents will be pleased to learn that you have numerous popular primary/secondaries nearby.



A WORD FROM THE OWNER...

"We love living in this brand newly renovated family home. We never expected to be relocated for our job so everything is built to the highest spec including an amazingly big garden that gets all day sun! With such great parks, forest, breweries, tube and overground all so close you'll be lucky to live here too! The neighbours are all so kind and caring - they will add you to the helpful WhatsApp chat ;)"

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Kitchen/Lounge/Diner
12'11" x 43'11"

Pantry

Bedroom
14'2" x 10'8"

Bedroom
8'11" x 10'10"

Bathroom
8'7" x 11'1"

Bedroom
8'5" x 16'9"

Ensuite
3'10" x 7'10"

Bedroom
8'11" x 11'9"

Garden
43'7" x 13'11"



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