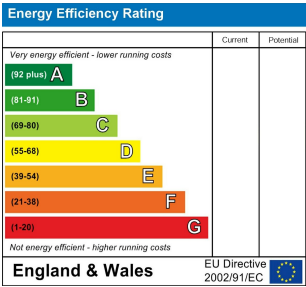




Total Area (Excluding Eaves Storage): 123.5 m² ... 1329 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.

- Reception
10'8" x 23'9"
- Kitchen / Diner
13'2" x 21'4"
- WC
- Bedroom
14'0" x 10'7"
- Bedroom
13'10" x 16'1"
- Bathroom
- Bedroom
13'10" x 16'1"
- Dressing Area
5'4" x 6'7"
- Ensuite
- Eaves Storage



MELFORD ROAD, WALTHAMSTOW
£4,200 Per Calendar Month
3 Bed House - Terraced



Features:

- SHORT LET
- Available April
- Bills Included
- Three Bedrooms
- Two Bathrooms
- Stunning Interior
- Fully Furnished
- Ideally Located

A bright and immaculate three bedroom, two bathroom family terrace with private garden available now for short lets in central Walthamstow. Impeccably appointed to a five star standard, and perfectly placed for Blackhorse Road and the High Street.

Among a whole host of local highlights is CRATE St James, our creative and entrepreneurial hub, home to everything from artisanal brewers to burger bars and barbers. Less than half a mile on foot.

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IF YOU LIVED HERE...

Your utterly open plan ground floor is the star of this glorious show, well over thirty feet from front to back with covetable blonde herringbone hardwood underfoot and spotless white walls. The front lounge gives way to the kitchen/diner, tailor made for hosting with a large breakfast bar and accompanying suite of cabinetry in royal blue and brass. Brilliantly bright, a bank of skylights runs overhead and Crittall doors open onto the garden.

Upstairs the high end accommodations continue. Your family bathroom will insist upon being your first stop, awaiting at the top of the stairs dressed in that continuing palette of brass and royal blue, and home to a stroll in rainfall shower and freestanding clawfoot tub. All three bedrooms are substantial, immaculate doubles finished in their own signature colour schemes. Your principal sleeper is especially enticing, featuring

an en suite shower room, cover ready in tranquil tones.

Outside and your location is every bit as enviable as the decor. Walthamstow High Street, for the famous street market, is just moments away, while Time Out favourite Blackhorse Lane is just half a mile on foot. Here you'll find the Blackhorse Beer Mile, an eclectic collection of independent taprooms, breweries and beer gardens. Take your pick from Big Penny Social, Exale, Pretty Decent Beer and a host of others. Here's also where you can visit London's first specialist brandy house, Burnt Faith. Expect expert decadence.



WHAT ELSE?

- When the local delights aren't enough for you, you're only ten minutes away from Blackhorse Road station, and fifteen minute connections to Kings Cross and all the boxfresh delights of the new St Pancras development. Alternatively, Oxford Circus is just eighteen minutes direct for the West End.
- Mixing bespoke timber fencing with flawless Trulawn, patio and custom seating, your private rear garden seamlessly extends your indoor entertaining space for the summer.
- Walthamstow Wetlands, the capital's largest nature reserve at 500 acres, is just a twenty minute stroll away anytime you want to lose yourself in endless blue and green horizons. You'll forget you're in London.

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