



Basement  
12'3" x 21'8"

Garden  
17'8" x 17'6"

Utility  
9'7" x 8'6"

Kitchen / Diner  
13'3" x 19'10"

Reception  
10'11" x 11'11"

Reception  
11'11" x 14'2"

Bedroom  
9'2" x 14'5"

Bathroom

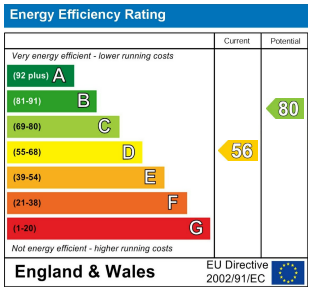
Bedroom  
9'1" x 19'11"

Bathroom

Bedroom  
11'0" x 11'11"

Bedroom  
16'4" x 11'10"

Bedroom  
14'7" x 21'3"



## NORTHCOTE ROAD, WALTHAMSTOW

Offers In Excess Of £1,400,000 Freehold  
5 Bed House - Semi-Detached Plus Plot To Rear With Planning



### Features:

- Five Bedroom Victorian Semi Detached
- Includes Plot To Rear With Planning
- Consent to Create Three Bedroom Single Storey Dwelling
- Plans Include Biodiverse Green Roof With Photovoltaic Panels
- Chain Free
- Situated Close To Blackhorse Road And St James Street
- Off Street Parking
- Basement

A unique combination of luxury, land and potential, this five bedroom, two bathroom family home also features a huge plot to the rear, with permission for exciting further development. All just a half mile on foot from Blackhorse Road and St James Street.

As well as the 1800 square foot, three storey family home and all that land at the back, you have a large basement, dry, full height and adding a further 280 square feet for still more developmental potential.

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#### IF YOU LIVED HERE...

Step past your classic, semi-detached Victorian frontage and your expansive through lounge is on the left. Home to the high ceilings of the period, a pair of vintage hearths and mantels, you have 290 square feet of space, dual aspect and divided by internal timber doors. Your lengthy kitchen follows, also bay windowed with pale pine cabinets and terracotta flooring. A handy utility space and spare WC complete the ground floor.

Upstairs you have four bedrooms, all doubles, all naturally bright and all featuring that simple cream and white aesthetic, with soft carpet underfoot. Your first bathroom is classic and naturally bright, with smooth cream tilework and a shower over the timber paneled tub. Bathroom two is a similarly styled shower room on the first floor, while finally, further bedrooms are provided in the original second floor, with expansive skylights adding to the natural light welcomed in through the windows, and restored original timber floorboards underfoot.

Outside, you have a secluded, standalone, sixty foot stretch of patio and decking, surrounded by timber fencing. A side entrance opens into a rarely available rear plot, with full planning consent to construct a single storey, three bedroom dwelling. The approved design includes a biodiverse green roof and solar panels, creating a superb investment or multi-generational living opportunity.

You're perfectly placed as well. Blackhorse Road station is a twelve minute walk for the Victoria line and Overground, and St James Street is even closer for direct eighteen minute runs to Liverpool Street. For green space, Stoneydown Park is just five minutes on foot, and you're spoilt for nightlife: The Real Ale Company and Gnome House are all within easy reach, with Walthamstow Village a short cycle away.

#### WHAT ELSE?

- Walthamstow Wetlands, our Green Flag award winning, 500 acre nature reserve, is barely fifteen minutes on foot anytime you want to escape the city. You'll forget you're in London.
- The property and plot is all offered chain free, so you can get your plans in motion without delay.
- As noted, Walthamstow Village is less than ten minutes by bike. Here's where you'll find some of the best high end gastropubs, bars and restaurants for miles around.



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

"Wonderful transport links, great neighbours and lovely friendly community, market and shops up the road."

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