

Reception Room
24'5" x 14'1"

Kitchen
12'5" x 8'0"

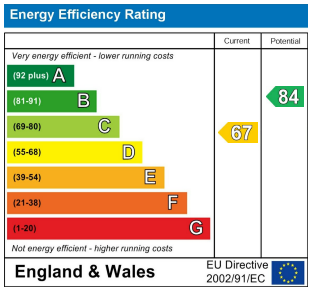
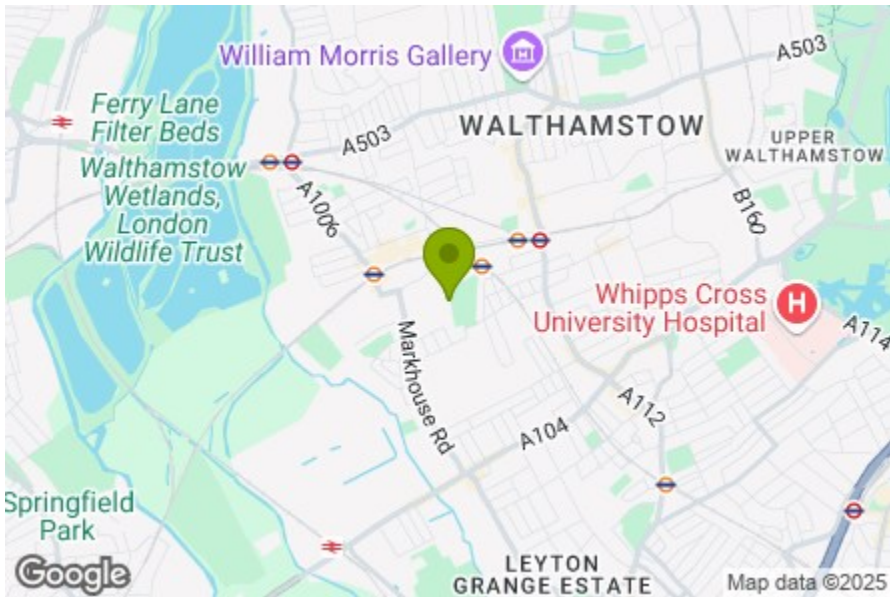
Bathroom
8'1" x 7'6"

Bedroom
10'4" x 8'2"

Bedroom
10'11" x 8'10"

Bedroom
14'2" x 11'1"

Total Area: 86.2 m² ... 927 ft²
All measurements are approximate and for display purposes only.



GOSPORT ROAD, WALTHAMSTOW
Offers In Excess Of £700,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Beautifully Presented
- Victorian Terrace
- Moments from Walthamstow Queens Road
- Close Proximity to St James Street Station
- Walking Distance to Walthamstow Wetlands

This beautifully presented Victorian terrace offers generous living space across two floors and sits in a prime location with excellent connections and green spaces nearby. The property features three well-proportioned bedrooms, providing flexibility for family life or home working. Positioned just moments from Walthamstow Queens Road Station, within easy reach of St James Street Station and the Victoria line at Walthamstow Central, getting around could not be easier. The much-loved Walthamstow Wetlands is also within walking distance, offering a welcome retreat of open water and wildlife. Combining period charm with modern living and superb amenities close by, this is a home ready to enjoy from day one.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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@STOWBROTHERS

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IF YOU LIVED HERE...

The property presents an attractive bay-fronted façade, blending period charm with crisp, clean lines that continue throughout the inviting interior. Stepping inside, you'll find a spacious reception room where an open, bespoke oak staircase creates an eye-catching feature and an understairs cupboard adds useful storage. The through-reception includes a generous bay window at the front, bathing the space in natural light and offering ample room for both dining and lounging zones.

To the rear, the light-filled kitchen is thoughtfully arranged with smart cabinetry and tiled splashbacks. A generous window and door open onto the garden, creating a pleasant flow between indoor and outdoor living. Beyond, the bathroom is finished with marble-effect tiling and a contemporary vanity unit. A window with obscured glass lets light in while preserving privacy, and the room is neatly presented throughout.

The garden is a lovely mix of paved terrace and lawn, edged by mature greenery. A garden shed sits towards the rear, while the leafy outlook enhances the sense of tranquillity, ideal for al fresco dining or quiet relaxation.

Upstairs, the principal bedroom is a generous double, enjoying light from two windows and featuring a decorative fireplace. The second bedroom is airy and inviting, with a leafy view, fireplace, and built-in cupboard. Completing the layout, the third

bedroom offers a peaceful retreat with a sizeable window and its own fitted storage.

The surrounding area combines green spaces, independent businesses and a lively local spirit, making it a wonderful place to put down roots. Walthamstow Wetlands is close at hand, offering a peaceful stretch of nature and wildlife, while St James Park provides a lovely spot for a gentle walk or a quiet afternoon outdoors. Just down the road, Weirdough Bakery tempts with its fresh pastries and coffee, and CRATE St James Street brings together a mix of street food, creative enterprises, and relaxed bars. Walthamstow Village, with its charming blend of historic streets and community feel, offers plenty to enjoy, from cosy pints at The Nags Head to delicious dining at Eat17. Families will be reassured by the excellent local schools, including Thomas Gamuel Primary and Kelmscott Secondary.

WHAT ELSE?

This well-positioned home enjoys excellent transport connections, with all three stations comfortably within walking distance. St James Street Station is under ten minutes away, offering swift links into central London, while Walthamstow Queens Road can be reached in only five minutes, making daily commutes and weekend outings a breeze. For even more options, Walthamstow Central is only ten minutes on foot.



A WORD FROM THE OWNERS...

"We've loved our time in Walthamstow, but now have to move closer to family in Leeds. Gosport Road has been so convenient for the tube to central London, but also only minutes to the high street and Walthamstow market. Nearby St James Street now has the excellent Crate with bars and cafés. Curious Goat is our closest (and favourite) café that we will definitely miss! Up in central 'Stow, the new Soho Theatre is the latest fantastic addition to the many cultural venues nearby, and we've loved being able to stroll home after a great night out.

The immediate local area has a great sense of community, with the annual jumble trail, and street party where everyone gets together and chips in. Gosport Road is surprisingly quiet, especially since the traffic calming measures. And it's so nice to see kids playing in the street in the summer. Having the cemetery behind our garden also helps to keep the house free from noise (and overlooking neighbours).

We love the handy nearby Thomas Gamuel Park and the larger St. James Park. For longer walks or cycles you can be in Walthamstow/Hackney marshes and the Olympic Park in no time at all. All the best to the new owners of 81 Gosport road, I'm sure they will love living here as much as we have!"

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