



PRETORIA AVENUE, WALTHAMSTOW
Offers In Excess Of £1,200,000 Freehold
4 Bed House - Mid Terrace

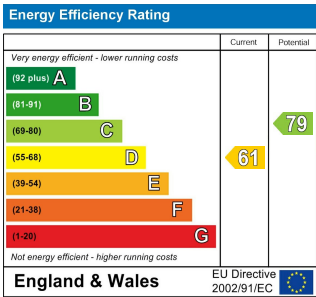


Features:

- Four Bedroom Home
- Rarely Available
- Kitchen Diner
- Private Rear Garden
- Large Through Lounge
- First Floor Bathroom
- Short Walking Distance To Blackhorse Road Station
- Easy Access To Walthamstow Wetlands

This is a beautifully finished and wonderfully roomy four-bedroom family home, full of character and original features. You've got three floors of immaculate living space, and out back, a lovely, private garden that's a real sun trap—complete with a good stretch of lawn and plenty of thriving greenery.

The location is an excellent spot between Blackhorse Road, Walthamstow Central and St James Street, meaning you can enjoy the perks (and transport links) of not one, but three buzzy neighbourhoods. Although the apartment is surrounded by E17's best action, Pretoria Ave is actually a quiet and residential street, and there's plenty of greenery nearby, too.



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

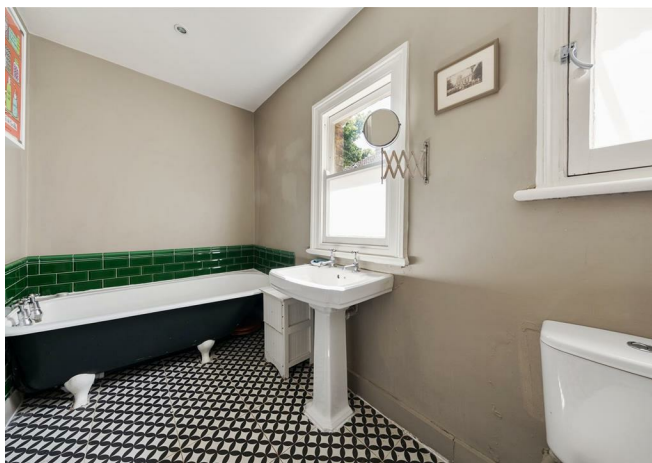
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0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You've hit the jackpot with an E17 location - you're surrounded by some of our favourite E17 amenities here, but there's plenty to admire at home as well...

Your dual-aspect through lounge comes in at a generous 275 square feet, with rich original floorboards flowing in from the semi-open hallway, and a pair of handsome vintage hearths adding plenty of character. The first of your two bathrooms is just down the hall—a boutique shower room finished in crisp white herringbone with onyx trim, plus a handy separate WC opposite.

Your kitchen/diner rounds off the ground floor nicely, with durable vinyl underfoot, smart timber cabinetry, and plenty of natural light thanks to windows on the side return and French doors opening onto that lovely, leafy garden.

Upstairs, your principal bedroom is a real standout at 175 square feet, with triple sash windows bringing in the light. The two additional first-floor bedrooms come with whitewashed timber floors and jet black hearths, while the family bathroom is beautiful with jade letterbox tiling around a classic freestanding clawfoot tub. Up in the converted loft, you'll find your final bedroom, bright and calm with a skylit finish

Beyond the front door, you'll be delighted to find that your new home is nestled in between some excellent green spaces; Lloyd Park, Walthamstow Wetlands and St. James Park - all reachable on foot. Jump on a bike and get to them even quicker.

As for urban perks, bear in mind that Conde Nast Traveller recently ranked Blackhorse Road among the UK and Ireland's top destinations to visit. Start by exploring the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and the epic Big Penny Social (look out for events across all of them).

If you head in the other direction you'll find the incredible amenities that Hoe Street has to offer, including the long awaited Soho Theatre Walthamstow, and a whole host of award-winning restaurants.

WHAT ELSE?

-It's a 10 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in a similar amount of time, or hop on the Suffragette Overground, which zips between Gospel Oak and Barking. Buses are plentiful too. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Weaver Overground route to London Liverpool Street.

-Just two mins away you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some delicious takeout and soak up some culture worth bragging about.

-Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

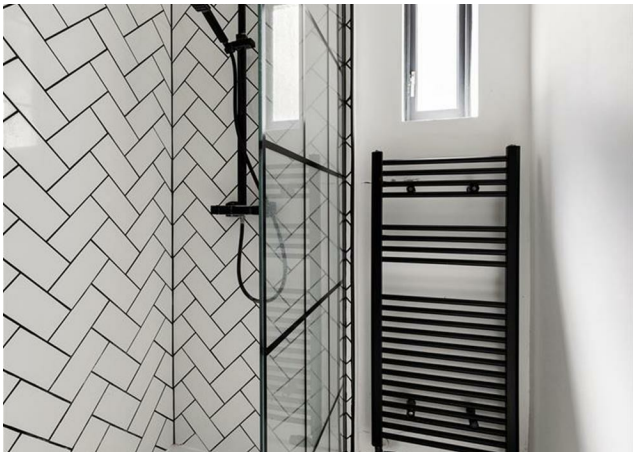
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Reception Room
13'6" x 12'1"

Reception Room
11'10" x 10'0"

WC

Shower Room

Kitchen
17'9" x 10'3"

Bedroom
16'1" x 11'3"

Bedroom
12'0" x 10'4"

Bathroom
9'9" x 5'11"

Bedroom
10'4" x 9'10"

Bedroom
15'2" x 9'11"



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