



Total Area (Excluding Eaves Storage): 142.1 m² ... 1530 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.

Kitchen / Diner
14'1" x 31'7"

Reception
10'6" x 13'9"

WC

Bathroom

Bedroom
8'11" x 13'11"

Bedroom
9'1" x 10'11"

Bedroom
14'7" x 10'10"

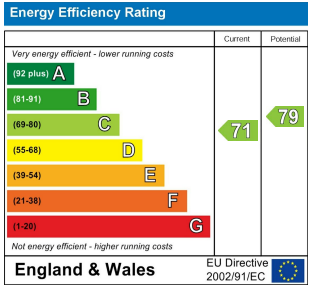
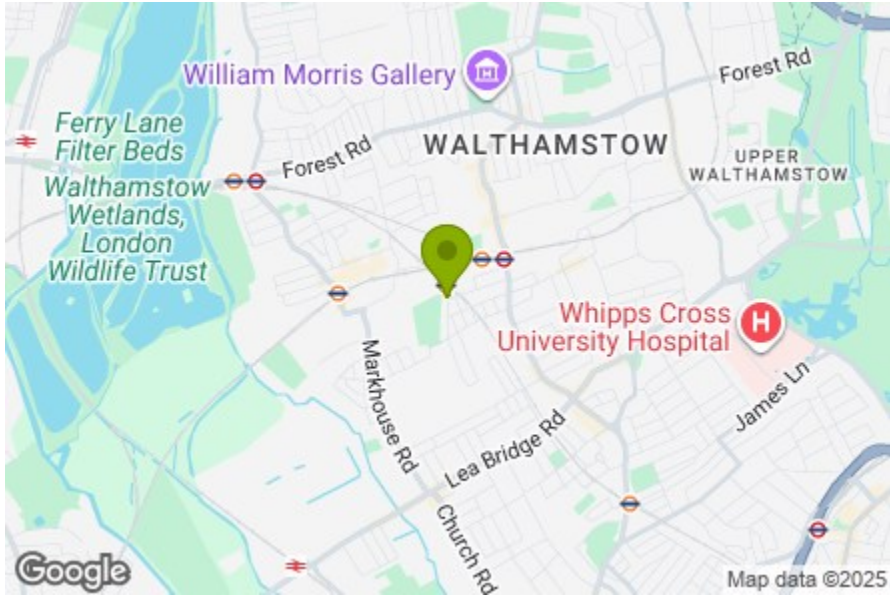
Bedroom
12'11" x 18'2"

Dressing Room
8'8" x 9'11"

Ensuite

Garden
40'4" x 15'7"

Eaves Storage



EDINBURGH ROAD, WALTHAMSTOW

Offers In Excess Of £1,050,000 Freehold
4 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Central Walthamstow Location
- Four Bedrooms
- Stunning Kitchen/Diner
- Two Bathrooms
- Landscaped Rear Garden
- Some Original features
- No Chain

Situated in an excellent spot in the heart of E17, this four-bedroom home is bursting with head-spinning features, from the bright reception, stunning kitchen/diner and downstairs WC to the landscaped rear garden, first floor bathroom and fully converted loft with dressing room and en-suite. Then there's the much sought-after location... Walthamstow Village is just ten minutes on foot away, so you'll be spoilt for choice when it comes to food and drink-based perks, and Walthamstow Central station is a smilier distance for the nifty Victoria line or Overground. It's on the market chain-free too.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Beyond that stunning brickwork and charming front door, you'll find an impressive home with a careful balance of traditional features and contemporary updates packed into its 1530 square feet.

Your front reception room has a brilliant amount of natural light thanks to the large bay windows, and the decor is pristine, while features such as the parquet flooring, period fireplace, ornate coving and bespoke carpentry to provide the wow-factor.

You'll find more stylish design in the kitchen-diner, where the integrated appliances and sleek cabinets juxtapose with the industrial style double oven and exposed brickwork. There's plenty of space for dining, as well as the central island for food prep and casual coffees. The WC will be brilliantly convenient, while the generous patio doors and skylights provide an abundance of natural light.

At the rear, the spacious garden has a sun trap patio and low maintenance lawn, as well bespoke seating and smart fencing.

On your first floor, you have three bright and brilliant bedrooms - the storage in the one at the front is masterful, plus a blush coloured bathroom that wouldn't look out of place in an interior glossy.

Finally, in the loft you'll find your master, with a game-changing dressing room, ensuite and plenty of eaves storage.

As for beyond, Thomas Gamuel Park is just moments away, or more greenery head to Walthamstow Wetlands or Lloyd Park, both walkable - or an even quicker bike ride.

Walthamstow Village is a ten minute walk away, where you'll find an amazing selection of eateries and gastro pubs. Make the Queens Arms your first stop and finish up at the Nags Head, stocking up on groceries at Eat 17 on the way home. As for your caffeine fix, why not make your new coffee shop artisan bakery Suba - just a few minutes away?

As well as having Walthamstow Central station ten minutes away for easy access to the Victoria line and Overground, Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

-Walthamstow Central has brilliant amenities, including Forest Cinema and the chains found in the 178Central shopping centre. Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow a brilliant recent addition.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON
E17 ASSISTANT MANAGER

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