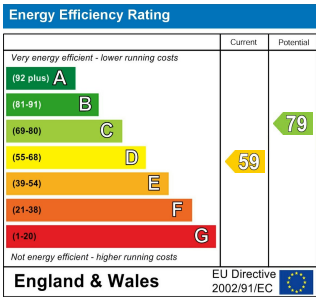
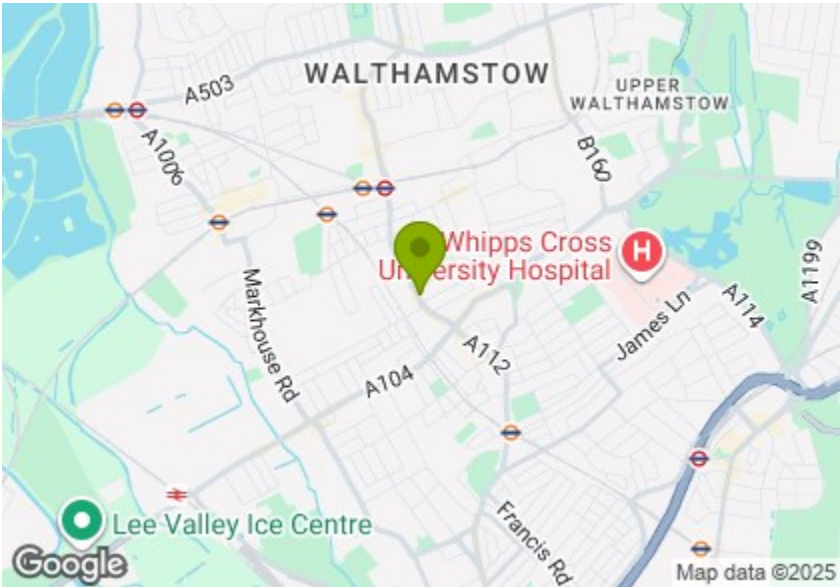




Total Area (Excluding Cellar, Roof Terrace & Garden Storage): 188.1 m² ... 2024 ft²

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.



HOE STREET, WALTHAMSTOW

Offers In Excess Of £1,250,000 Freehold

5 Bed House



Features:

- Detached House
- Very Original
- Five Bedrooms
- Two Receptions
- Roof Terrace
- Stunning Rear Garden
- Off Street Parking Behind Electric Gates
- Over Three Floors
- Three Bathrooms
- 2024 sqft

A short walk from Walthamstow Village and the Victoria line lies this prestigious and characterful five-bedroom detached home. Situated in the beating heart of E17, this striking residence offers over 2,000 square feet of generous living space while retaining a wealth of its original detailing.

Spread across three pristine floors, light permeates each level of this home, which features a cellar, a serene roof terrace, and the added benefit of off-street parking. Perfectly positioned close to excellent transport links, Ofsted-acclaimed schools, and the charming Village, this home is a standout find in one of East London's most sought-after postcodes.

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0203 397 9797

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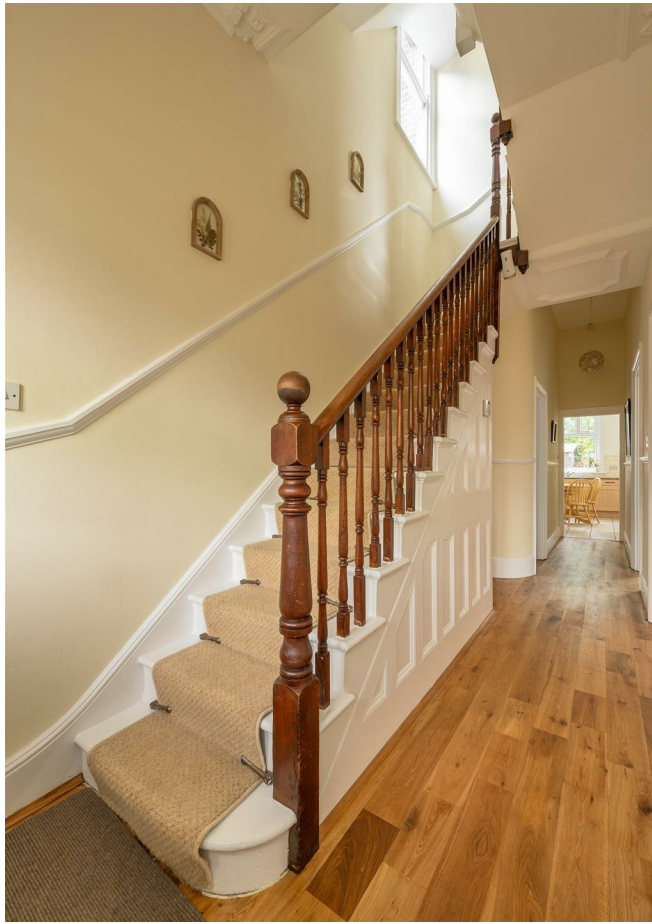
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0203 325 7227

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IF YOU LIVED HERE...

Set across three impressive floors and offering over 2,000 sq ft of living space, this striking detached home blends originality with generous proportions throughout. Behind secure electric gates, the property opens into two elegant reception rooms filled with natural light, while the rear of the house reveals a stylish kitchen/diner with direct access to an expansive rear garden, a true sanctuary perfect for entertaining or relaxing. A cellar adds practical storage, enhancing the thoughtful layout.

Upstairs, five well-proportioned bedrooms provide ample space for family and guests, complemented by three bathrooms, including an en suite in the loft level. The top floor also benefits from a roof terrace, a private retreat with elevated views, while clever storage solutions have been incorporated throughout. Every floor reflects the home's unique character, blending period charm with versatility for modern living.

Situated in the heart of Walthamstow, the property enjoys excellent connectivity and a vibrant local community. Just moments away are the lively shops, eateries, and independent venues along Hoe Street and Walthamstow Village, alongside the cultural landmark of the William Morris Gallery and the green expanse of Lloyd Park. The Underground and Overground can be easily accessed via Walthamstow Central, a mere ten-minute stroll or five-minute bus ride away. With off-street parking, rare privacy, and proximity to transport links into central London, this is a distinctive home in an

envious Walthamstow pocket.

What else?

Parents will be pleased to know you're within close proximity to an array of Ofsted acclaimed Primary and Secondary Schools. The verdant trails of Lloyd Park can be easily accessed on foot. An eight-minute stroll will take you to the Park's picturesque surroundings, also home to the coveted William Morris Gallery. Here, you'll be able to immerse yourself in a wealth of Morris's work, a space which celebrates the life and work of the arts-and-crafts pioneer. Walthamstow is home to a plethora of independent eateries, bars, pubs and retailers with Hoe Street itself being a cultural epicentre of E17. Head over to L'Hirondelle for some French patisserie delights or Today Bread for fresh sourdough. Equidistant, you have Orford Road for brunch at The Good Egg or grab a delectable acai bowl from Peel'd. Wood Street is also easily accessible with its range of independent cafes and retailers including Dudley's and Lacey Nook to name a few as well as its impressive indoor market and the Georgian Village, you won't be short of retail options!



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 ASSISANT BRANCH MANAGER

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Reception
13'5" x 17'10"

Reception
13'5" x 12'11"

Kitchen/Diner
12'3" x 12'11"

Shower/WC
5'11" x 7'1"

Bedroom
13'5" x 15'1"

Bedroom
13'5" x 12'11"

Bedroom
12'3" x 12'11"

Bathroom
6'0" x 9'10"

Storage

Bedroom
12'10" x 11'4"

Storage

Bedroom
18'6" x 13'4"

Ensuite
9'4" x 3'10"

Storage

Roof Terrace
13'0" x 10'1"



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