

ROMA ROAD, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Three Bedrooms
- Laid out Over Three Floors
- Ground Floor Extended
- Two Bathrooms
- Beautifully Presented
- 1087sqft

Tucked between Lloyd Park and Blackhorse Road, this beautifully restored three-bedroom terrace home perfectly balances period charm with contemporary style. With a thoughtfully extended kitchen/diner, a first-floor bathroom, a converted loft with en-suite, and a west-facing garden, it offers plenty of highlights across its 1,087 square feet. Blackhorse Road station is just a ten minute stroll away, so you're never far from the action, though E17 has plenty to stick around for...

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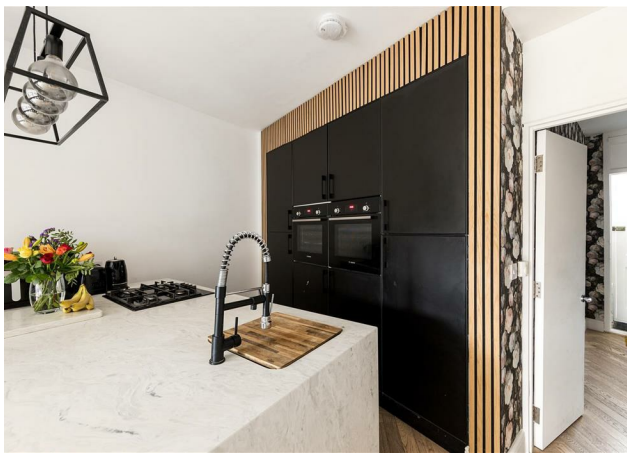
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IF YOU LIVED HERE...

You'll love how period charm blends seamlessly with contemporary design to create a bright, stylish living space. Beyond the smart exterior, the reception room is immaculately presented, featuring considered decor, bespoke carpentry and parquet flooring.

Prepare to be impressed as you step into the expansive kitchen/diner, a light-filled space showcasing pristine units, sleek worktops and stylish fittings. In the warmer months, throw open the generous patio doors and enjoy the low-maintenance garden.

On the first floor, you'll find two immaculate bedrooms, each smartly finished. The family-sized bathroom is equally special, finished with twin basins and a freestanding tub.

Finally, in the converted loft, you'll find your master, complete with a contemporary en-suite and custom storage.

Outside, there's an abundance of green space in the area; the fantastic Walthamstow Wetland is only a short stroll away, while Lloyd Park, home to the iconic William Morris Gallery, is even closer in the other direction.

Just three mins away you'll find authentic eatery the Italian Bakery, perfect for takeout. A few minutes further, you've got independent wine shop and bar Forest Wines, which

specialises in organic, biodynamic and natural wines. Five minutes beyond that, you'll even find an original Banksy, preserved within the Bonners fish and chip shop signage. A similar distance, you've got foodie favourite restaurant SlowBurn, while the UK's first dedicated brandy house, Burnt Faith, is even closer. Then there's the Blackhorse Road Beer Mile beyond that. You'll never be bored, let's put it that way.

Want to escape further afield? As well as giving you access to the Victoria line, Blackhorse Road station offers the convenience of using the Suffragette Overground line. Buses are plentiful too.

WHAT ELSE?

- You'll also benefit from being just 0.8 miles from the newly opened Soho Theatre Walthamstow, a major cultural landmark brought to life with a £30 million investment as part of the council's London Borough of Culture initiative to put arts and culture at the heart of the community.

- Head towards the Bell junction and Hoe St beyond, and you'll come across some of the excellent independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Sodo, and the gloriously eclectic Walthamstow Trades Hall.

- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.



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 Room
13'6" x 11'0"

Bedroom
11'8" x 8'3"

Kitchen/ Diner
22'6" x 10'3"

Bedroom
18'8" x 9'9"

Bedroom
15'6" x 10'2"

Ensuite

Bathroom
7'7" x 5'11"

Garden
22'11"



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