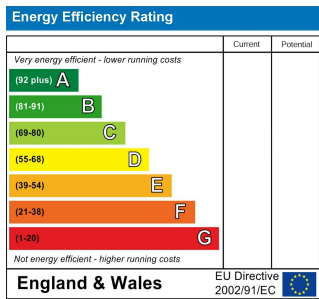




Total Area (Excluding Eaves Storage): 120.7 m<sup>2</sup> ... 1299 ft<sup>2</sup>

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.



## RUSSELL ROAD, WALTHAMSTOW

### Offers In Excess Of £875,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four/Five Bedroom House
- Victorian Terrace
- Loft Converted
- Quiet Residential Turning
- Close To Blackhorse Road Station
- Well Presented
- Large Rear Garden

Unfolding over three floors, this bright and spacious four/five-bedroom Victorian terrace home has been meticulously restored, complete with three bathrooms, a double reception room, a kitchen/diner and a charming garden at the rear, amongst other highlights. Its prime location between Walthamstow Central, Lloyd Park and Blackhorse Road means you can enjoy the perks - and transport links - of multiple neighbourhoods, although Russell Road itself is peaceful and residential.

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0203 369 6444

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**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
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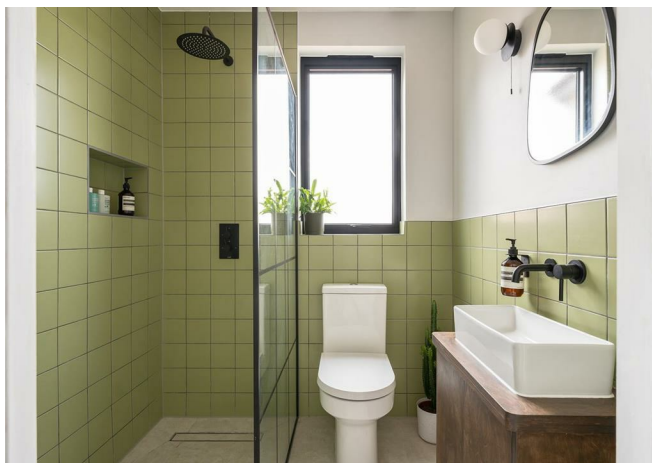
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# IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into your beautiful 1299 square foot home. You'll be keen to show it off, that's for sure...

The double-reception room is full of period charm and awash with natural light thanks to the dual aspect windows. The feature fireplace and pair of ceiling roses are a reminder of the home's Victorian roots, but the immaculate decor, custom carpentry and bespoke shutters bring it all bang up to date.

At the rear, the kitchen/diner is just as bright and spotless, with smart units, stylish tiling and integrated appliances. Beyond that you'll find a contemporary bathroom, conveniently located for when you're enjoying time in your spacious garden. Here you can enjoy the beautiful array of mature foliage and sizeable lawn, while the raised seating will be perfect for al fresco dining.

On the first floor, the three pristine bedrooms have been thoughtfully decorated - you'll particularly love the in-built storage in the one at the front. The bathroom on this floor is smart and modern, as is the one on the second floor, so there won't be any queuing in the morning. Also in the loft, you'll find two further bedrooms (the smaller of the two would also make a great study), and plenty of room for storage in the eaves.

Beyond your front yard, you're in a brilliant spot for exploring our beloved E17. As well

as being a hub for coffee shops, bars and eateries, there's an abundance of green space; it's a short stroll from the glorious Lloyd Park, where you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son.

Ten minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, an area that's enjoying a fantastic regeneration thanks to the imminent arrival of Walthamstow Soho Theatre. Or head in the other direction towards Blackhorse Road where you'll find the much-lauded Slow Burn, Burnt Faith, Italian Bakery and Forest Wines (we've barely scratched the surface with that list!).

## WHAT ELSE?

- And if you need to travel beyond E17, it couldn't be easier; 0.6 miles away, Blackhorse Road station offers access to both the Victoria and Suffragette Overground line. If you want to mix it up (or make sure you get a seat at the top of the Victoria line), Walthamstow Central station is only a couple of minutes further and also includes the Weaver Overground route. Buses are plentiful too.
- You're also a short stroll from Europe's longest market, which runs along the High Street. Here you'll find the multiscreen Forest cinema and the convenient chains in the 17&Central shopping centre.
- Parents will be pleased to learn that you have numerous primary/secondaries nearby, one of the reasons this area is so popular with families.



## A WORD FROM THE OWNERS....

"We've loved our time living on Russell Road. It's such a friendly street, and we've enjoyed many street parties, kid's toy swaps and funny WhatsApp chats with our amazing neighbours. We'll miss being so close to the best of what E17 has to offer - the parks, the wetlands, the coffee, the breweries.. all within easy walking distance. But most of all we'll miss the house itself: relaxing (and entertaining) in the garden, getting creative in the loft 'office' or having our friends come and stay - it's the perfect all-round space for a family!"

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**Garden**

47'0" x 15'3"

**Reception**

10'9" x 12'2"

**Reception**

11'1" x 11'7"

**Kitchen / Diner**

8'10" x 13'3"

**Bathroom**

8'3" x 5'11"

**Bedroom**

13'11" x 10'7"

**Bedroom**

8'11" x 11'2"

**Bathroom**

5'4" x 4'7"

**Bedroom**

8'10" x 10'4"

**Bedroom**

12'9" x 16'7"

**Bathroom**

5'6" x 5'9"

**Study**

8'6" x 7'1"



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