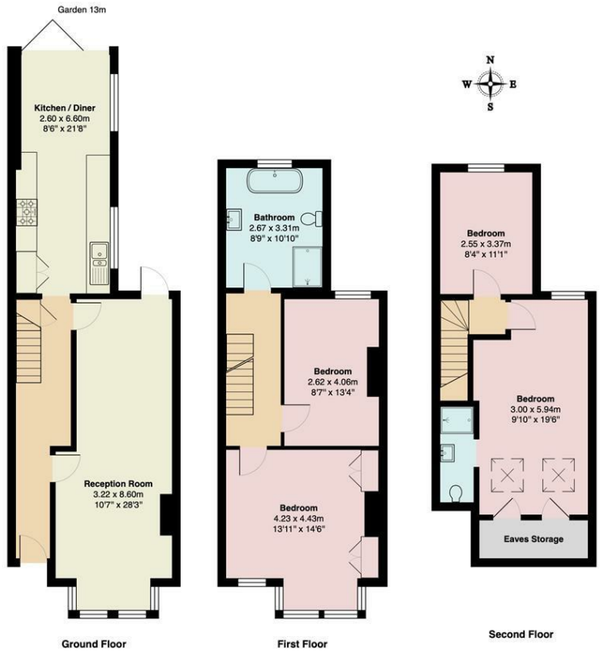
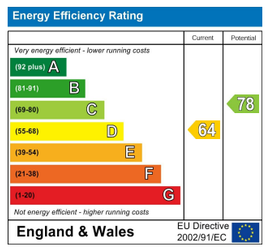



Total Area: 129.3 m² ... 1392 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only




**E11, E7, E12 & E15**
hello11@stowbrothers.com
0203 397 2222

**E4 & N17**
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**E17 & E10**
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# MELBOURNE ROAD, WALTHAMSTOW

## £3,600 Per Calendar Month

## 4 Bed House

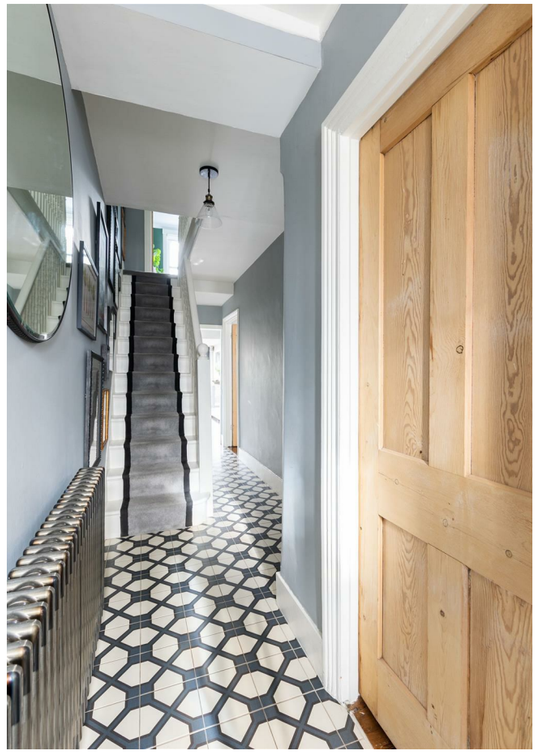
### Features:

- Available December
- Gorgeous Four Bedroom Property
- Large Downstairs Living Space
- Underfloor Heating In Bathrooms
- Loft Converted Dressing Room
- Noise Reduction Velux Windows
- Private Garden With Artificial Grass
- Ideal Family Home

A four bedroom designer dream of a home spread across three floors with a striking brick frontage, recently renovated reception, expertly extended kitchen and a beautiful, low-maintenance rear garden. Not only that, all the amenities of central Walthamstow are just half a mile on foot. Available now.

If it's fresh air you're craving then Lee Valley Park is just a twelve minute stroll away, with our incredible 500 acre Walthamstow Wetlands just beyond. An endless expanse of natural beauty - you'll forget you're in London. Head in the other direction for half a mile to be at Lloyd Park and its lushly landscaped gardens and weekly market on Saturdays.

REQUEST A VIEWING
0203 397 9797

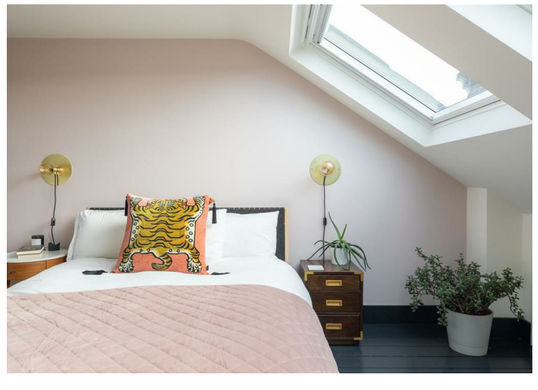














IF YOU LIVED HERE

You'll be enjoying your new home imbued with an incredible eye for designer detail. Your huge dual aspect open plan lounge comes in at 300 square feet with a bay window resplendent in elegant plantation shutters, vintage touches including a ceiling rose and intricate ebony hearth and mantel, plus a dining area overlooking and opening out to the garden. Step out here for a stretch of Trulawn flanked by raised beds and bookended by decking overseen by mature foliage to the fore and a shale nook with shed to the rear. Glorious. Back inside, this time via your floor to ceiling patio doors, and your dual aspect kitchen/diner's a grand 185 square feet enjoying herringbone timber floorboards underfoot, a tower radiator and impeccable suite of sleek white cabinets home to seamlessly integrated appliances. Up to the first floor for two immaculate double bedrooms, the larger coming in at a sizeable 190 square feet with another period fireplace. The bathroom's another incredible on-trend space; chessboard flooring, clawfoot tub, dedicated rainfall shower cubicle and Sacramento green walls. Lastly, head up to the second floor for the gorgeous 180 square foot penthouse complete with twin skylights, great views, a sparkling en suite and double bedroom next door currently purposed as a dressing room. Blackhorse Road station is a ten minute walk or three minute cycle and will get you directly to Oxford Circus in nineteen via the Victoria line. You're practically right at the top of the line here too, so you'll always get a seat. Alternatively, just one stop in the other direction is Walthamstow Central for speedy City access. If it's a rainy day and you don't feel like walking then hop on the W15 bus from nearby Palmerston Road; it'll also whisk you to Walthamstow Central as well as Leyton, Leytonstone, social hub Francis Road, Spitalfields and Hackney.



WHAT ELSE?

- You have twenty five primary/secondary schools within a one mile radius rated 'Good' or better by Ofsted, five of which have been deemed 'Outstanding'.
- Walthamstow High Street is seven minutes away on foot, for a wide choice of shops as well as our notoriously long market. Stroll up the street for a few minutes to come to Walthamstow Mall, the Empire Cinema, aforementioned Walthamstow Central station, our buzzing thoroughfare of Hoe Street and the leafy enclave of justly renowned Walthamstow Village.
- You're half a mile from the Walthamstow Beer Mile here with Truman's Social Club, Exale, The Brewer's Bar and Wild Card Brewery Lockwood all within easy reach.

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**Reception Room**
10'6" x 28'2"

**Kitchen / Diner**
8'6" x 21'7"

**Bedroom**
13'10" x 14'6"

**Bedroom**
8'7" x 13'3"

**Bathroom**
8'9" x 10'10"

**Bedroom**
9'10" x 19'5"

**Ensuite**

**Bedroom**
8'4" x 11'0"

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