

Reception Room  
22'5" x 8'7"

Kitchen  
8'10" x 8'0"

Bedroom  
13'8" x 10'7"

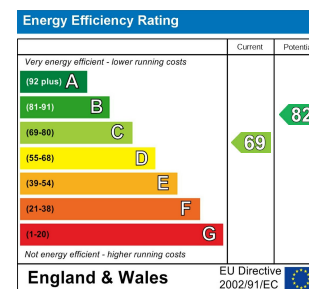
Bedroom  
11'8" x 8'8"

Bathroom  
8'11" x 8'2"

Garden  
14'9"

Total Area: 75.3 m<sup>2</sup> ... 811 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## LOWTHER ROAD, WALTHAMSTOW

### Offers In Excess Of £650,000 Freehold 2 Bed House



#### Features:

- Victorian Style Home
- Two Bedrooms
- Through Lounge
- Some Original Style Features
- First Floor Bathroom
- Close To Blackhorse Road Station

A thoughtfully arranged two bedroom Victorian style home on a quiet Walthamstow street, within easy reach of Blackhorse Road station. You've got the energy of Blackhorse Lane close by here, with its growing collection of cafés, breweries and creative spots, while Lloyd Park and Walthamstow Wetlands are both nearby when you want a little more open sky and greenery.

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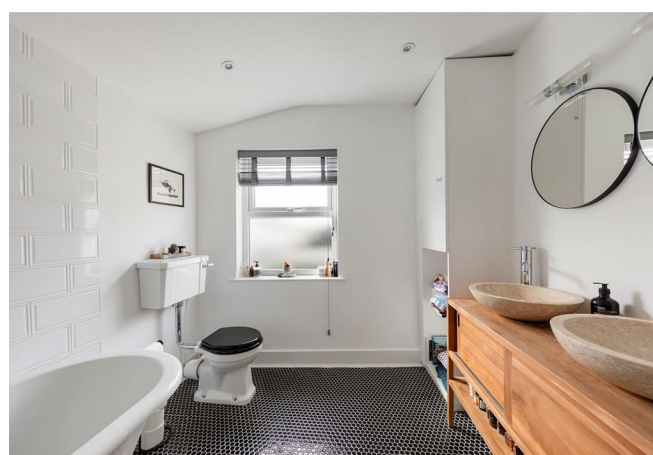
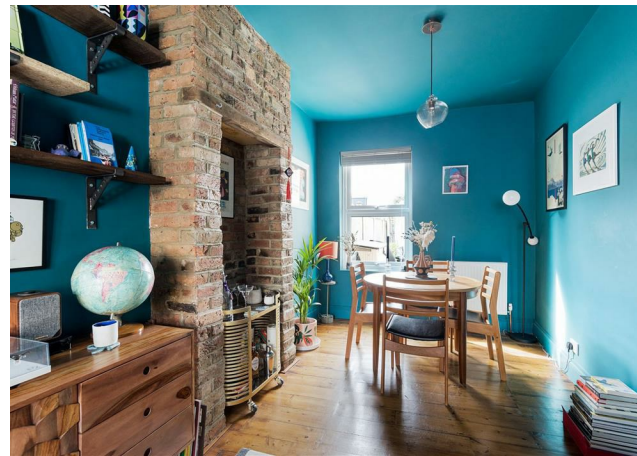
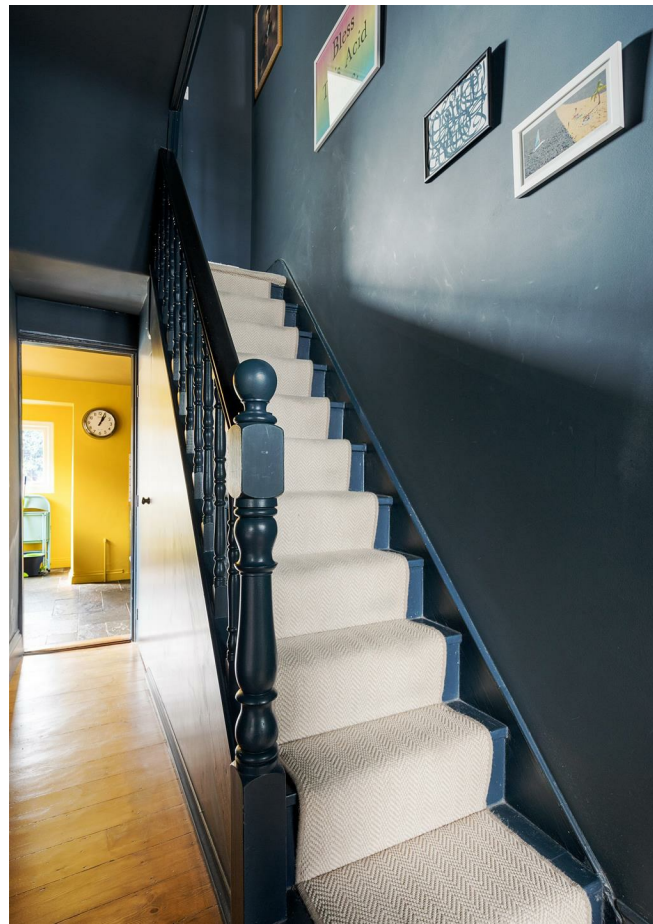
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### IF YOU LIVED HERE...

Step through the front door and into the hallway, where the traditional layout of this Victorian style home unfolds naturally. From here, the through lounge runs the full length of the ground floor reception space, stretching to more than twenty two feet and offering plenty of room to arrange distinct living and dining areas. It's a sociable, well balanced room with some original style features still adding character and a lovely sense of proportion throughout.

To the rear, the kitchen sits separately from the reception room, giving the ground floor a practical, well considered flow. It's a straightforward layout that works well for everyday living, with the garden just beyond making it easy to move between inside and out in the warmer months.

Upstairs, both bedrooms are well proportioned doubles, with the larger room spanning the full width at the front. The bathroom is also on the first floor, which always makes day to day life feel that

bit easier. Altogether, the house has a simple, appealing layout, with a clear distinction between the living space below and the sleeping quarters above.

### WHAT ELSE?

- Blackhorse Road station is nearby for Victoria line and London Overground connections into Central London.
- The Blackhorse Beer Mile and the wider run of cafés, breweries and creative spaces around Blackhorse Lane are close at hand.
- Big Penny Social, Café RODI and The Italian Bakery are all good local favourites to have in the neighbourhood.
- Lloyd Park, Walthamstow Wetlands and Fellowship Square all give you easy access to green space and room to wander.
- Nearby schools include Whittingham Primary Academy, Roger Ascham Primary School, Stoneydown Park School and Willowfield School.



### 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 BRANCH MANAGER

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