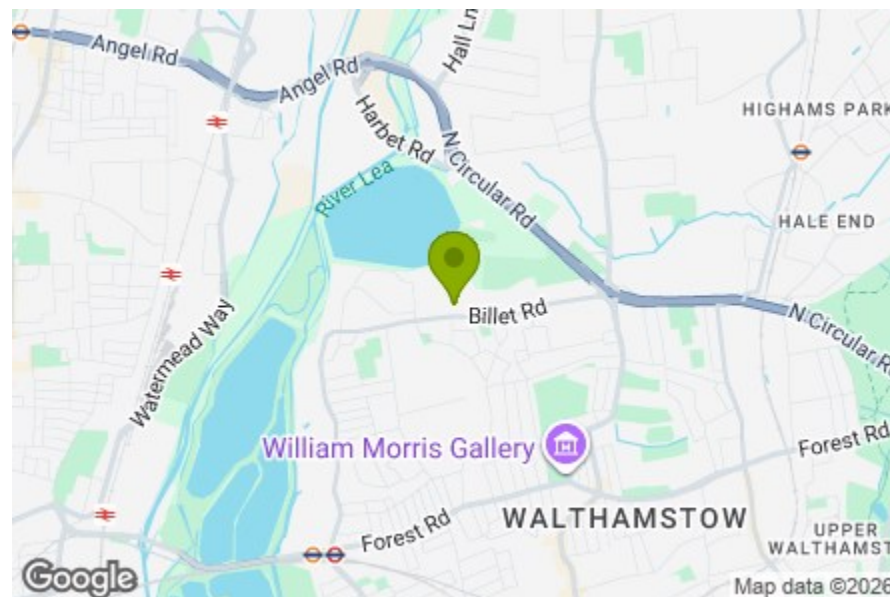


Total Area: 123.3 m<sup>2</sup> ... 1328 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.

- Reception  
14'3" x 23'5"
- Kitchen/Diner  
14'3" x 23'10"
- Bathroom  
5'6" x 7'6"
- Bedroom  
14'3" x 11'5"
- Bedroom  
7'3" x 8'11"
- Bedroom  
6'7" x 12'4"
- Bathroom  
3'6" x 8'3"
- Bedroom  
14'5" x 17'3"
- Bathroom (Ensuite)  
4'7" x 4'3"
- Garden  
19'0" x 18'8"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	69 78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



## KIMBERLEY ROAD, LONDON

### Offers In Excess Of £740,000 Freehold 4 Bed House



#### Features:

- Four Bedroom Freehold House
- Arranged Over Three Floors
- Large Kitchen Doner
- Three Bathrooms
- Oak Herringbone Floors
- Immaculately Renovated Throughout

A beautifully renovated four-bedroom freehold home, arranged over three thoughtfully planned floors on Kimberley Road, with Lloyd Park and Walthamstow's growing mix of cafés, breweries and creative spaces all within easy reach.

REQUEST A VIEWING  
0203 397 9797

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

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

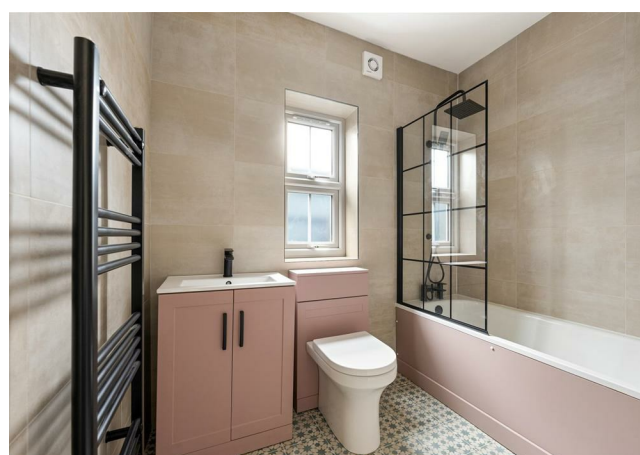
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



**IF YOU LIVED HERE...**

You'd step in through the porch to a wonderfully generous reception room, where oak herringbone flooring, soft neutral walls and a wide bay window create an immediately calm and welcoming first impression. At over 23 feet in length, there's plenty of space for relaxing, hosting and day-to-day family life, with the staircase tucked neatly to one side.

To the rear, the large kitchen/diner has been immaculately renovated, with more oak herringbone flooring, skylights overhead and glazed doors opening straight out to the garden. The kitchen itself feels smart and considered, with pale cabinetry, integrated appliances and green tiled detailing adding a lovely lift of colour. There's ample room for a dining table, making this a natural gathering space, whether it's for slow weekend breakfasts, after-school suppers or evenings with friends. A ground floor bathroom sits just off this space, complete with a bath.

Upstairs, there are three bedrooms arranged around the landing,

along with a neatly finished shower room. The converted loft forms a generous principal bedroom, complete with two skylights, eaves storage and its own ensuite, giving the top floor a quiet, tucked-away feel. Outside, the rear garden is neatly enclosed, with a lawn and room to enjoy when the warmer months roll around.

**WHAT ELSE?**

- Lloyd Park is within walking distance, home to the William Morris Gallery, landscaped gardens, tennis courts, a café and weekend market.

- Walthamstow Wetlands is within easy reach, offering peaceful walking routes, open water and a lovely sense of escape close to home.

- Blackhorse Lane has a brilliant local mix, including cafés, breweries and independent makers.



**WORD FROM THE EXPERT....**

"We 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

**REQUEST A VIEWING**  
0203 397 9797

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**