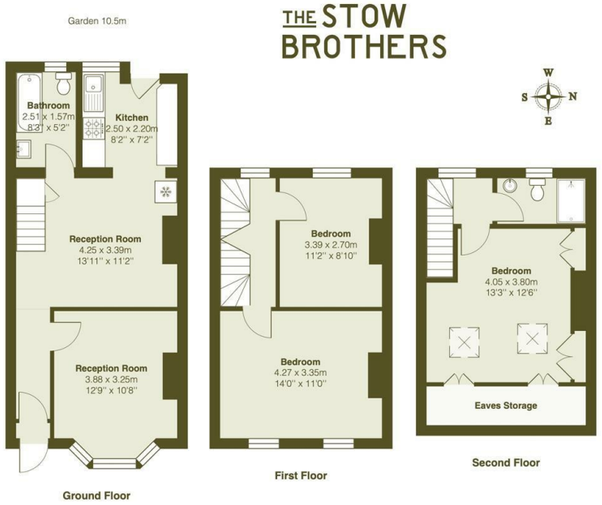
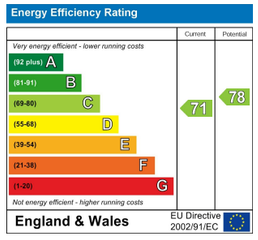


Total Area: 93.4 m² ... 1005 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





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

E4 & N17
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

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propertymanagement@stowbrothers.com
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PARK ROAD, LONDON

£2,600 Per Calendar Month

3 Bed House

Features:

- Three Bedrooms
- Terraced House
- Available Now
- Close to Walthamstow Central
- Close To Local Ameneties
- Private Garden
- Unfurnished
- Council Tax Band C
- Quiet Residential Street

Situated in the heart of E17, this beautifully designed three-bedroom home has plenty to offer, with two separate reception rooms, a smart contemporary kitchen, a generous west-facing rear garden and a converted loft. The location is another big draw, right between St James Street, Walthamstow Village and Walthamstow Central, bringing some excellent transport connections and top rated amenities.

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**IF YOU LIVED HERE....

Behind the classic Victorian frontage, you'll find a thoughtfully arranged home with over 1,000 square feet of smartly designed living space. The interiors have a sleek, contemporary feel, with a cohesive finish throughout and plenty of flexibility for modern family life.

There are two separate reception rooms on the ground floor, giving you plenty of options for both relaxing and entertaining. Whether you prefer a more formal dining room, a cosy sitting room or a dedicated space to work from home, there's room to make each space your own.

The kitchen sits towards the rear of the house, with sleek contemporary units and a practical layout, while a ground-floor bathroom adds to the convenience.

Outside, the west-facing rear garden stretches over ten, giving you plenty of scope to create your own outdoor haven.

Upstairs, the first floor offers two bedrooms, both smartly presented, along with access to the staircase leading to the top floor. Here, you'll find a further bedroom, an excellent size and tucked away from the rest of the house, with its own bathroom and useful eaves storage.

As for beyond, Thomas Gamuel Park is just moments away, while Walthamstow Wetlands and Lloyd Park are both within easy reach for a little more greenery (or an even quicker bike ride).

Walthamstow Village is a short walk away, with its fantastic selection of independent eateries and gastro pubs. Make the Queen's Arms your first stop and finish up at the Nags Head, perhaps stocking up on groceries at Eat 17 on the way home. For your caffeine fix, Suba is a lovely local coffee shop and artisan bakery, just a few minutes away. Or head towards the St James Street area for creative hub CRATE, a great spot for socialising. You'll also find some wonderful food options nearby, such as True Craft, a micro-brewery with a pizza menu, and the Curious Goat, an excellent brunch spot.



WHAT ELSE?

- Walthamstow Central is close by for easy access to the Victoria line and Weaver Overground, while Walthamstow Queen's Road station is also within easy reach, offering connection to the Suffragette line.

-Walthamstow Central has brilliant amenities, including Forest Cinema and the chains found in the 17&Central shopping centre. Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow a brilliant recent addition.

- Parents will be pleased to know you an abundance of great schools and pre-schools nearby.

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