



Reception Room  
11'11" x 12'1"

Kitchen / Diner  
11'3" x 11'5"

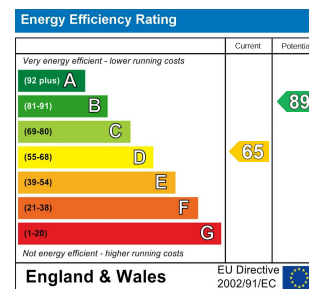
Bathroom  
5'1" x 8'2"

Garden  
18'0" 28'6"

Bedroom  
15'7" x 10'5"

Bedroom  
8'2" x 11'5"

Bedroom  
8'4" x 8'5"



## HIGHAM HILL ROAD, LONDON

£2,300 Per Calendar Month  
 3 Bed House



### Features:

- Three Bedrooms
- Terraced House
- Part Furnished
- Bright and Airy
- Recently Redecorated
- Low Maintenance Garden
- Permit Parking
- Council Tax Band C
- Private Garden
- Close To Amenities

Tucked between Lloyd Park and Blackhorse Road, this three-bedroom terrace enjoys a fantastic location close to green space, great local amenities and excellent transport links. Offering a bright reception, a spacious kitchen/diner, and west-facing rear garden, it's a home with plenty of space to spread out in one of E17's most popular neighbourhoods. With Blackhorse Road station around a short walk away, the Victoria line and Suffragette Overground are within easy reach.

REQUEST A VIEWING  
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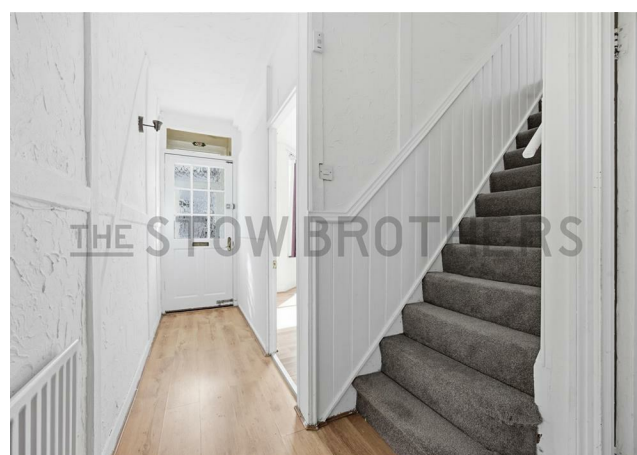
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#### IF YOU LIVED HERE...

Stepping inside, you'll find a bright reception room with good natural light and plenty of space. Beyond, the kitchen/diner offers a practical layout with room for everyday family life, while the rear door opens directly onto the private garden - an ideal spot for all seasons considering it's partially covered.

Upstairs you'll find three bedrooms, offering flexibility for families, guests or anyone needing space to work from home. The bathroom is located on the ground floor, with floor to ceiling tiling and an over tub shower.

As for beyond, there's an abundance of green space nearby. Walthamstow Wetlands is within easy walking distance, while Lloyd Park - home to the iconic William Morris Gallery - is even closer in the opposite direction.

Just a short hop away you'll find authentic eatery the Italian Bakery, perfect for coffee or takeaway treats. A few minutes further is Forest Wines, the popular independent wine shop and bar specialising in organic, biodynamic and natural wines. Nearby you'll also find the preserved Banksy artwork on the Bonners fish and chip shop frontage, alongside neighbourhood favourites including SlowBurn restaurant and Burnt Faith, the UK's first dedicated brandy house. The Community Saunas is also now open (offering ice baths too), while the Blackhorse Road Beer Mile is just beyond, giving you plenty of places to explore close to home.

Need to travel further afield? Blackhorse Road station provides quick access to the Victoria line as well as the Suffragette Overground line, with plenty of local bus routes also serving the area.



#### WHAT ELSE?

- You'll be less than mile from the Soho Theatre Walthamstow, a major cultural destination bringing comedy, theatre and live entertainment to the heart of E17.
- Head towards the Bell Junction and Hoe Street to discover favourites including vegetarian café Buhler, award-winning pizzeria Sodo and the ever-popular Walthamstow Trades Hall.
- Fellowship Square is also nearby, with its popular fountains, open public space and regular programme of community events.

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