



Campbell Road, Walthamstow, London

A beautifully reimagined four-bedroom family home close to Walthamstow Central.

A masterclass in contemporary Victorian living, this wonderful house has been comprehensively renovated and thoughtfully extended, with every detail carefully considered, and no expense spared.

The handsome brick façade has been meticulously restored, complemented by bespoke double-glazed timber sash windows and a traditional Victorian tiled pathway. Inside, the entrance hall immediately sets the tone, where beautifully patterned porcelain tiles introduce the refined palette and impeccable finish that continues throughout.

The front reception room is rich in character, with bespoke wall panelling framing an original cast iron fireplace beneath intricate dentil corning. Warm herringbone timber flooring flows seamlessly through the ground floor, drawing you towards the spectacular rear extension.

Designed as the social heart of the home, the expansive open-plan kitchen, dining and living space has been crafted with both everyday family life and entertaining in mind. A bespoke walnut kitchen forms the centrepiece with stunning Quartz worktops, integrated appliances and a generous larder unit, anchored by an impressive three-metre central island.

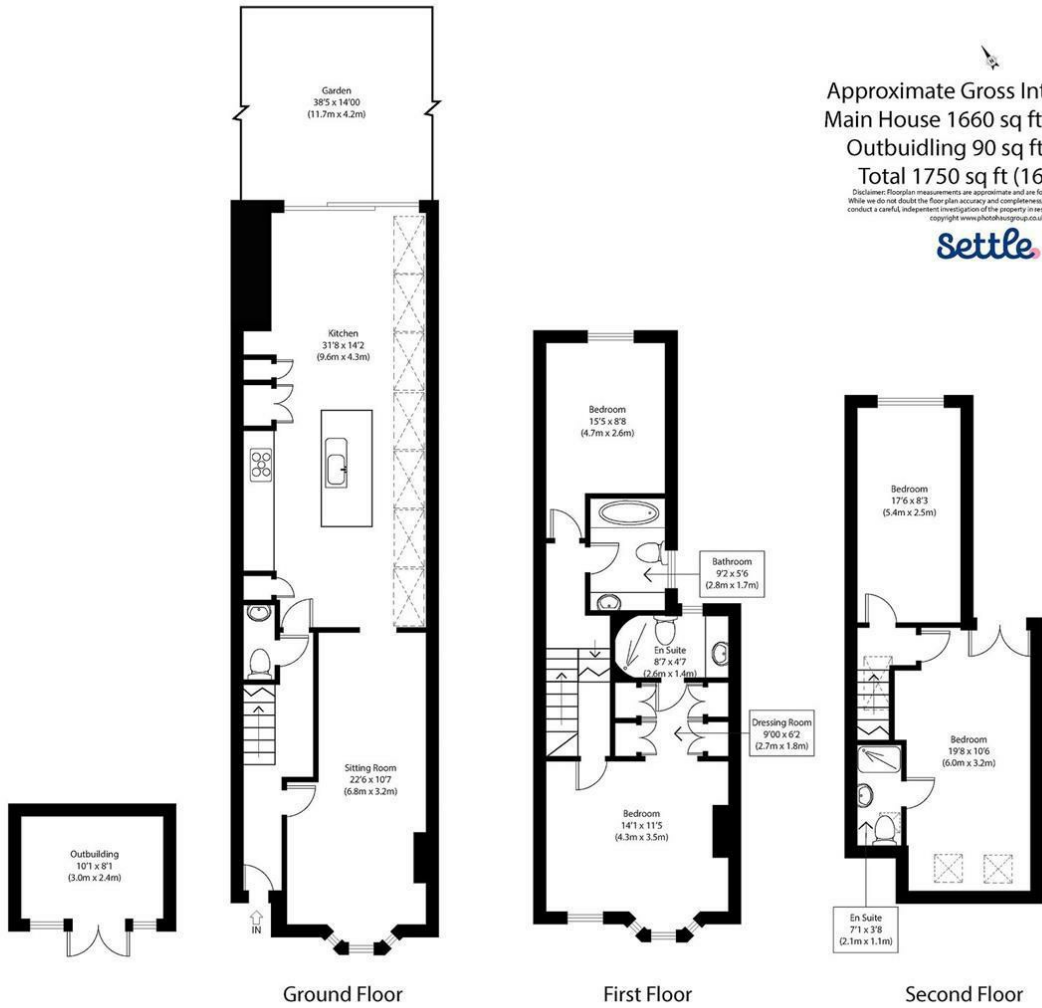
An expansive glazed roof floods the space with natural light throughout the day whilst high end Cortizo sliding doors dissolve the boundary between inside and out, opening effortlessly onto the landscaped garden.

- Four Bedroom Terraced House
- Extended Open Plan Kitchen/Diner
- Fully Renovated And Extended Throughout
- Close Proximity To Walthamstow Central Station
- No Onward Chain
- Garden Studio
- Private Landscaped Rear Garden
- High End Fixtures And Fittings
- Three Bathrooms
- 1750 Sq Ft (162 Sq M)

£1,200,000

Approximate Gross Internal Area
 Main House 1660 sq ft (154 sq m)
 Outbuilding 90 sq ft (8 sq m)
 Total 1750 sq ft (162 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshotgroup.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	