

Total Area: 85.5 m² ... 920 ft²
All measurements are approximate and for display purposes only

- Reception Room
14'9" x 11'2"
- Reception Room
12'2" x 11'3"
- Kitchen
9'0" x 7'11"
- Bedroom
14'10" x 10'7"
- Bedroom
11'3" x 9'6"
- Bedroom
9'10", 14'1'0" x 4'11"
- Bathroom
9'0" x 4'11"
- Garden
18'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	72	79
	EU Directive 2002/91/EC	



KING EDWARD ROAD, WALTHAMSTOW

Asking Price £580,000 Freehold
3 Bed House



Features:

- Chain Free
- 2/3 Three Bedroom House
- In Need of Modernisation
- Ground Floor Bathroom
- Close to Blackhorse Road Station
- Private Rear Garden

This chain free three-bedroom home sits in a well-connected pocket of Walthamstow, close to Blackhorse Road Station and within easy reach of independent cafés, green spaces and cultural favourites. With 920 square feet of space, a private rear garden and clear scope for modernisation, it offers an exciting chance to shape a home around your own style.

REQUEST A VIEWING
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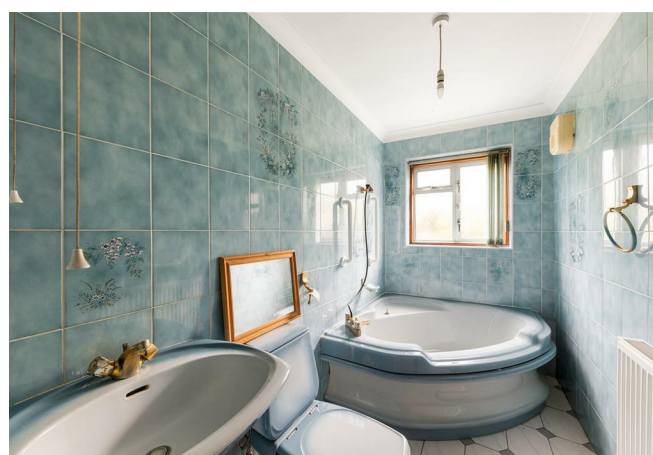
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IF YOU LIVED HERE...

Step inside and the entrance hall leads to the first reception room at the front of the house. Measuring over 12ft by 11ft, it's a generous space for relaxing, dining or working from home, with the second reception room set just beyond.

This rear reception stretches almost 15ft in length, creating a flexible everyday living space with easy connection to the kitchen. To the back of the house, the kitchen sits beside the ground floor bathroom and opens directly out to the private rear garden, giving the layout a practical flow from inside to out.

Upstairs, three bedrooms are arranged around the landing. The principal bedroom spans the front of the house, while the second double sits to the rear. The third bedroom is also positioned at the back, making a useful study, dressing room or occasional guest room. While the property is in need of modernisation, the proportions are well balanced and the arrangement offers plenty to work with.

WHAT ELSE?

- Blackhorse Road Station is close by, with Victoria line and Overground services for easy journeys to King's Cross, Oxford Circus, Tottenham Hale and beyond.
- Walthamstow Wetlands are within easy reach, offering open skies, waterside walks and a peaceful escape from the everyday.
- The Blackhorse Beer Mile, God's Own Junkyard and Walthamstow's ever-growing mix of cafés, breweries and creative spaces are all nearby.



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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