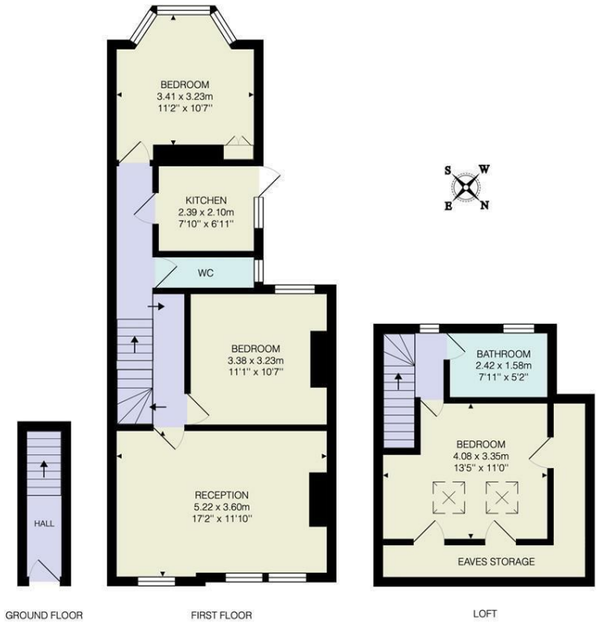
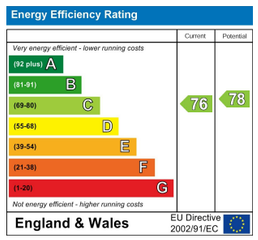


Total Area (Excluding Eaves Storage): 82.1 m² ... 884 ft²

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.





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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£3,300 Per Calendar Month

3 Bed House

Features:

- All Bills Included
- SHORT LET
- Three Bedrooms
- Available December-April
- Bathroom Plus WC
- Earthy Palette Throughout
- Close To St. James Street Station
- Split Level
- Warner Style Apartment
- Private Share Of Garden

Set in the heart of E17, this three-bedroom Warner conversion balances period charm with contemporary features and has been lovingly updated with a loft conversion, making it even more of a find than these iconic properties are already. With a WC on the first floor and a stylish bathroom in the loft, the layout works brilliantly for modern family life.

Just a short stroll from Blackhorse Road station, you've got excellent transport options, plenty of access to rolling green space such as the Walthamstow Wetlands, and a brilliant choice of food and drink spots all close by.

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IF YOU LIVED HERE...

We're sure you already appreciate the beauty of the property's iconic design, which was developed by Walthamstow's first mayor at the turn of the last century, and you'll take pride in living somewhere with such a rich background story.

Coming in at almost 900 square feet, there's plenty of space to spread out, while the smart layout means you can keep different aspects of your lifestyle, from sleeping and working to eating and relaxing, nicely separate. Considered decor and contemporary fittings blend seamlessly with vintage features, including an ornate ceiling rose and original flooring.

The spacious reception room is bursting with light thanks to the generous windows, while the two first-floor bedrooms are bright and well-proportioned. One could just as easily work as a home office or second reception room if preferred. In the kitchen, you'll find smart Shaker-style cabinets, timber worktops and plenty of storage, while a convenient WC on this floor adds an extra layer of practicality.

Upstairs, the converted loft creates a fantastic third bedroom and an ideal private retreat. As well as useful eaves storage, there's a beautifully finished bathroom with an over-tub shower and stylish tiling.

Out back, the section of the shared garden is a real bonus. There's so much potential here for al fresco living, gardening, or simply enjoying the uninterrupted views with a drink.

As for beyond, you've got a surprisingly large amount of green space nearby, such as the Walthamstow Wetlands, which is a short stroll away. Looking for more urban perks? You're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social. In the other direction, you'll find True Craft bar and pizzeria, as well as the dynamic box park-style social hub CRATE.

Need to escape beyond E17? Blackhorse Road station is a short stroll away for the Victoria line and Suffragette Overground. St James Street Overground is slightly further for the Weaver line. The cycling infrastructure is great too.



WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema. The buzzing Hoe St is just beyond, which is home to Soho Theatre Walthamstow.
-Situated in Walthamstow Pumphouse Museum is supperclub.tube, an incredible dining experience in a refurbished tube carriage. We'd call it a hidden gem, but it's already a Time Out favourite.
-Just a short hop away you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some delicious takeout and soak up some culture worth bragging about.

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