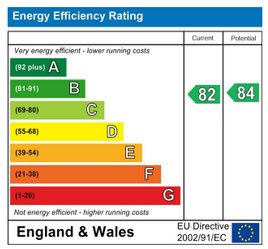


Total Area: 241.5 m² ... 2600 ft² (Including cellar and eaves storage, excluding balcony)

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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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RECTORY ROAD, WALTHAMSTOW

Offers In Excess Of £2,000,000 Freehold

5 Bed House

Features:

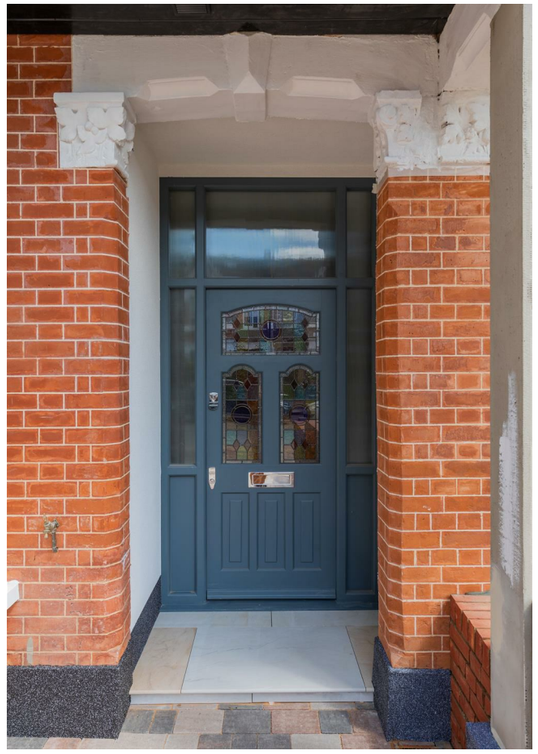
- Five Double Bedrooms
- Edwardian Terraced House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Extended Kitchen Diner
- Landscaped Rear Garden
- Downstairs WC & Utility Room
- Off Street Parking
- Close To Walthamstow Central Station
- Walking Distance to Walthamstow Village

Perfectly positioned between the sought-after charms of Walthamstow Village, the convenient connections of Walthamstow Central and the greenery of Lloyd Park, this beautifully finished five double bedroom period home unfolds across three impressive floors.

A huge kitchen extension adds a real wow factor, while the luxurious principal bedroom boasts a dressing room and en suite. A cellar, pantry, utility/WC and three bathrooms ensure day-to-day family living is effortlessly comfortable, while the landscaped garden is a secluded retreat.

Set within a friendly, in-demand neighbourhood, this is a truly special family home, where space, character and location come together perfectly.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...
You'll find yourself admiring the handsome frontage every time you return home. Step inside and the welcoming hallway immediately sets the tone. The spacious reception is a light-filled sanctuary, where sweeping flooring and a gentle sage palette create a calm, inviting atmosphere.
This impeccable finish continues into the show-stopping kitchen/diner/living area. The sleek kitchen island takes centre stage, surrounded by pristine units, high-spec appliances, sleek worktops and stylish tiling. Striking pendant lighting adds a refined touch, while skylights and expansive studio-style doors flood the room with natural light throughout the day. A separate utility room/WC and pantry keep everything neatly tucked away.
In warmer months, throw open the rear doors and step into your private garden, beautifully paved for low-maintenance enjoyment and secluded by smart fencing and mature planting.
Back inside, the first floor hosts three beautifully finished bedrooms, all presented with immaculate decor. The principal bedroom enjoys its own dressing room and stylish en suite, while a contemporary family bathroom serves the remaining rooms.
Head up to the converted loft and you'll find two further bedrooms, one with clever built-in eavesstorage, along with a sleek bathroom.
Outside, you've got plenty to explore nearby. Your walk to Walthamstow Village takes in some lovely sights, including St Mary's Churchyard and the historic Ancient House. When it comes to pubs, you're spoilt for choice, with favourites including the unique Nag's Head and the charming Castle. You're only a couple of minutes' walk from Ravenswood Industrial Estate, home to the iconic God's Own Junkyard, as well as Pillars Brewery, Trap, Mother's Ruin and Malt Haus. Walthamstow Central station is a short walk away, where the Victoria line and Weaver Overground whisk you into the West End or the City in under 45 minutes, door to door.

WHAT ELSE?
- Within a short hop of your home around Walthamstow Central you have some excellent food and drink options, including ramen joint Tonkotsu and sourdough specialist Today Bread, as well as amenities like Forest Cinema, the chains found in the 17&Central shopping centre, and of course Soho Theatre Walthamstow.
- Night out? Head to the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are a short stroll away.
- A few blocks away on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and gorgeously curated Bora & Sons. Lunch on the go? You'll be pleased to have poke bowl specialist Peeld, Orford Fish and Chips and the Village Bakery so nearby. Treat dinner? Look no further than Ruff's Bistro.



WORD FROM THE OWNER..

"As a local business established in 1984, we have seen how the area has changed and developed over the years. It has always been popular with young professionals and families, and today there is a real sense of community. We believe Rectory Road is the best road in Walthamstow - the only wide, tree-lined road in the local area. The houses are uniform in appearance, and we have worked hard to create a spacious, light-filled home using high-quality materials and experienced tradespeople throughout the renovation."

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Entrance Hall
18'1" x 7'11"

Reception Room
39'3" x 8'9"

Kitchen/Dining Room
31'2" x 16'8"

Pantry
7'7" x 6'3"

Utility Room
8'2" x 7'6"

Bedroom
17'3" x 14'7"

Balcony

Dressing Room
10'4" x 4'10"

Ensuite Bathroom
10'4" x 6'6"

Bedroom
11'10" x 11'3"

Bedroom
9'2" x 8'3"

Bathroom
8'3" x 7'2"

Bedroom
17'0" x 16'9"

Bedroom
11'1" x 8'5"





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