



- Reception Room 13'11" x 12'1"
- Reception Room 11'10" x 10'10"
- Kitchen 19'11" x 9'11"
- Bedroom 16'6" x 12'5"
- Bedroom 11'8" x 10'10"
- Bathroom 8'4" x 6'6"
- Bedroom 14'6" x 9'11"
- Bedroom 24'0" x 16'1"
- Eaves Storage 6'3" x 6'2"
- Bathroom 9'1" x 6'0"
- Garden 49'2"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
59	83
England & Wales	
EU Directive 2002/91/EC	



## NORTHCOTE ROAD, WALTHAMSTOW

### Offers In Excess Of £1,200,000 Freehold 4 Bed House



#### Features:

- Four Bedrooms
- Victorian End of Terrace House
- Arranged Over Three Floors
- Well Presented
- Secluded Rear Garden
- Kitchen Diner
- Over 1650 Sq Ft
- Close to St James Street

A substantial four-bedroom Victorian end-of-terrace home, arranged over three floors and offering more than 1,650 square feet of beautifully maintained space. With a kitchen/diner, two reception rooms and a secluded rear garden, this is a generous home with excellent flexibility for family life, working from home and entertaining. Its layout across three levels provides plenty of room to grow, while the end-of-terrace position adds to its presence. Close to St James Street Station, it offers both character and convenience in a highly appealing Walthamstow setting.

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#### IF YOU LIVED HERE...

A handsome period frontage makes an attractive first impression, with warm brickwork, decorative gable detailing and a traditional bay giving the home a distinctive presence. A recessed entrance and tiled approach set the tone before stepping into a refined hallway, where warm wood flooring, period accents and a graceful staircase create a clear flow.

Inside, the two reception rooms create a generous living and dining arrangement, with light drawn in through the bay window at the front and a further window beyond. Ornate cornicing, ceiling roses, a characterful fireplace surround and continuous wood flooring bring real character, while the arrangement feels both sociable and versatile.

Beyond, the kitchen/diner has an appealing sense of space and light, with fitted cabinetry, generous work surfaces and a considered contemporary finish. There is room to dine, while glazed doors frame leafy views and open directly onto the south-facing garden. Outside, mature planting, colourful blooms and established trees create a wonderfully green backdrop, with a paved terrace and pathway leading through the garden.

Upstairs, the bedrooms are well proportioned and filled with natural light, with the front bedroom making a strong impression thanks to its twin windows, excellent floor

space and period fireplace. The additional bedrooms offer flexibility, with soft neutral tones and adaptable finishes, while the first floor bathroom pairs natural light with pale tiling for a fresh, softly finished feel.

On the second floor, a spacious bedroom brings a lovely sense of individuality, with a large window, skylight, fitted storage and eaves access. A further bathroom completes the upper level in inviting style, with soft grey tones and green metro tiling creating a restful finish, while the broad window draws in natural light and supports the room's spacious feel.

The surrounding area offers a strong mix of independent venues, cultural destinations and open space. CRATE St James Street is close by for street food, drinks and creative workspaces, while Big Penny Social, part of the Walthamstow Beer Mile, is known for its vast beer hall and events. For live performance, Soho Theatre Walthamstow brings a respected London name to the neighbourhood. St James Park provides nearby green space for quieter moments, and families are well served by a broad choice of schools, including Mission Grove Primary School just three minutes away on foot.

#### WHAT ELSE?

Transport links are a clear strength, with St James Street Station 7 minutes away on



#### A 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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