



Reception Room  
11'8" x 24'5"

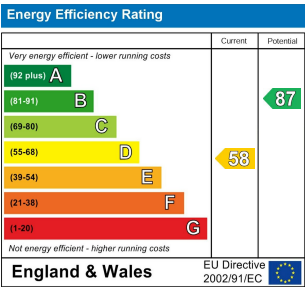
Kitchen/ Diner  
9'1" x 18'9"

Bedroom  
15'2" x 13'1"

Bedroom  
9'9" x 11'2"

Bathroom  
5'4" x 5'11"

Bedroom/ Study  
9'2" x 5'3"



## LIVINGSTONE ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Victorian Terrace
- 1000 sq ft
- Beautifully Presented
- Short Walk to Walthamstow Village
- Easy Access To Walthamstow Central

A beautifully presented three bedroom Victorian terrace, set on a quiet residential street within easy reach of Walthamstow Village and Walthamstow Central. With independent cafés, brilliant local pubs, green spaces and fast connections across London all close by, this is one of those E17 locations that makes day-to-day life feel wonderfully easy.

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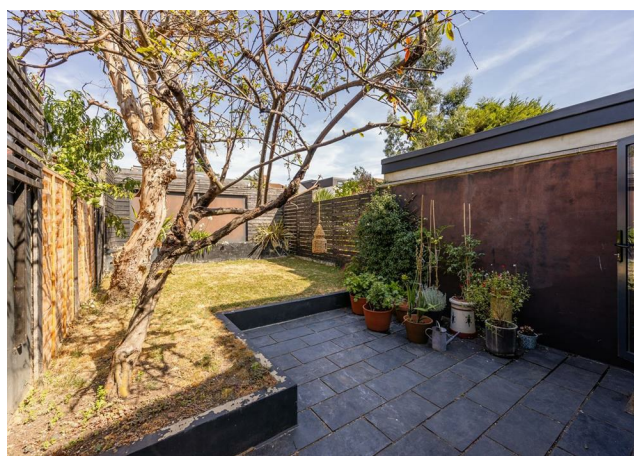
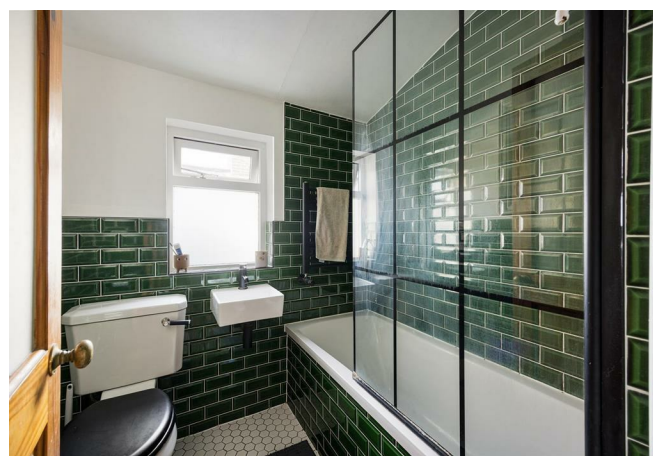
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#### IF YOU LIVED HERE.....

The ground floor opens into a generous through reception room, where the bay window draws in plenty of natural light and the open layout gives you ample room to relax, dine and entertain. Warm timber flooring, soft tones and thoughtfully chosen finishes create a calm backdrop, while the sense of space makes the room feel both sociable and comfortable.

At the rear, the kitchen diner brings real energy to the home. Sleek cabinetry and generous worktop space make it practical for everyday cooking, while glazed doors open directly onto the garden, letting the room flow outdoors in warmer weather. The connection to the garden makes the space feel bright and sociable, equally suited to everyday family life and relaxed evenings with friends.

Upstairs, the principal bedroom sits at the front, with the bay window adding character and fitted storage keeping things beautifully ordered. A second double bedroom sits further along

the landing, while the third bedroom offers useful flexibility for guests, children or working from home. The bathroom is finished with rich green tiling, a full-sized bath and an overhead shower, adding a distinctive contemporary finish.

Extending to around 1,000 square feet, the house feels generous, well balanced and ready to enjoy, with Victorian character sitting comfortably alongside clean, contemporary updates.

#### WHAT ELSE?

- Walthamstow Village is a short walk away, home to Eat 17, The Queen's Arms, Orford Saloon and a lively mix of independent shops, cafés and restaurants.
- Lloyd Park, the William Morris Gallery and God's Own Junkyard are all nearby, offering green space, local culture and plenty to fill a weekend.
- Walthamstow Central provides Victoria line and Overground services, with straightforward journeys to Liverpool Street, Oxford Circus and beyond.



#### 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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