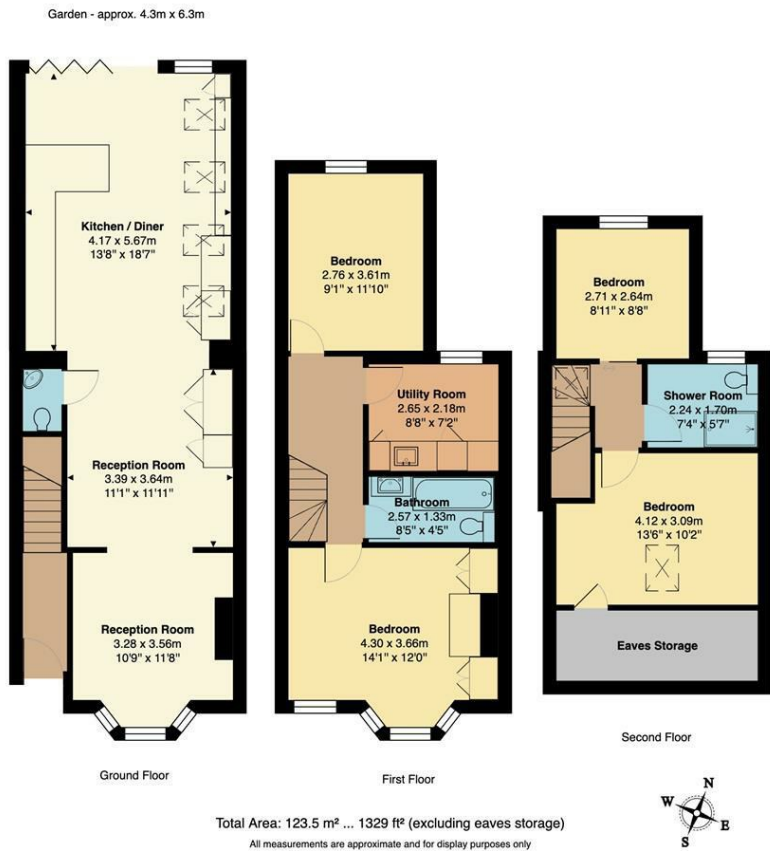


## THE CRESCENT, WALTHAMSTOW

Offers In Excess Of £950,000 Freehold  
4 Bed House



### Features:

- Four Bedrooms
- Two Bathrooms
- Fully Refurbished Victorian House
- Approx 1329 Square Feet
- Large Rear Kitchen Extension
- Attic Conversion
- Large Rear Garden
- Moments From St James Street Station
- Utility and Laundry Room

Set on a sought-after residential street just moments from St James Street station, this beautifully refurbished four bedroom Victorian home offers generous, thoughtfully finished living space across three floors. Complete with a substantial rear kitchen extension, an attic conversion, two bathrooms and a large rear garden, it combines period character with contemporary family living in one of Walthamstow's most well-connected neighbourhoods.

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## IF YOU LIVED HERE...

Step inside and the sense of space is immediate. The front reception room is bright and welcoming, with a wide bay window, bespoke shelving and cabinetry, and a handsome cast iron fireplace creating a lovely focal point. Beyond, a second reception provides a versatile additional living or dining space before leading through to the impressive rear kitchen extension. Here, a large central island, sleek cabinetry and generous rooflights flood the room with natural light, while wide glazed doors open directly onto the garden, making it a wonderful space for entertaining or everyday family life. A convenient ground floor WC completes this level.

Upstairs, the first floor is home to two generously proportioned bedrooms. The principal bedroom stretches across the front of the house, with twin windows drawing in plenty of daylight, while the second bedroom overlooks the rear garden. Between them sits a spacious family bathroom, complete with both a bath and separate shower, alongside a separate utility room that keeps laundry neatly tucked away from the main living areas.

The converted loft creates an equally impressive top floor, where you'll find two further bedrooms, a contemporary shower room and useful eaves storage. The flexible layout makes it easy to accommodate a growing family, guests or dedicated workspace. Outside, the large rear garden offers plenty of room for dining, gardening and relaxing through the warmer months. Beautifully refurbished throughout, the home extends to approximately 1,329 square feet and is ready to be enjoyed from day one.

## WHAT ELSE?

- St James Street station is only a short walk away, providing Overground services to Liverpool Street in around 20 minutes, while Walthamstow Central and the Victoria line are also within easy reach.
- Crate St James is close by for independent cafés, bakeries and creative workspaces, while Walthamstow High Street offers the famous street market, 17&Central, Soho Theatre Walthamstow and an excellent choice of restaurants, pubs and bars.
- Lloyd Park, the William Morris Gallery and Walthamstow Wetlands are all within easy reach, offering acres of green space, waterside walks and some of East London's best-loved outdoor destinations.



## 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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**Reception Room**  
10'9" x 11'8"

**Reception Room**  
11'1" x 11'11"

**Kitchen / Diner**  
13'8" x 18'7"

**Bedroom**  
14'1" x 12'0"

**Bathroom**  
8'5" x 4'4"

**Utility Room**  
8'8" x 7'1"



**Bedroom**  
8'9" x 11'10"

**Bedroom**  
13'6" x 10'1"

**Shower Room**  
7'4" x 5'6"

**Bedroom**  
8'10" x 8'7"

**Garden**  
14'1" x 20'8"



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