



ACACIA ROAD, LONDON
£3,750 Per Calendar Month
4 Bed House



Features:

- Victorian Terraced House
- Four Bedrooms
- Additional Walk-In Wardrobe
- Two Bathrooms
- Immaculate Finish
- Private Garden
- South-West Facing Aspect
- Wooden Flooring
- Close to St James Street Station

A brilliantly spacious and beautifully restored four-bedroom, two bathroom Victorian terrace home, with classic features throughout, a private south-west facing rear garden, and a prime location on a residential street in one of Walthamstow's most eclectic corners. St James Street station is strolling distance, where you can breezily ride the Overground to Liverpool Street in just over 15 minutes. It's surrounded by top class food and drink based amenities too.

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IF YOU LIVED HERE...

You'll love the considered mix of design details found throughout your home. In the generous reception room, light floods through the bay window, creating a wonderful sense of space, while the timber flooring brings warmth and character. The contrast between the neutral tones and the Crittall-style internal window adds personality and allows even more light to flow through the space. Column radiators and custom shutters complete the room beautifully.

This attention to detail continues in the kitchen, where you'll find pristine dark-toned units, stylish fittings including a butler sink, and high-spec appliances.

In summer, it'll be hard to stay away from the lovely garden. You'll especially appreciate the sense of seclusion as you relax on the patio, while the south-west facing aspect means you'll enjoy plenty of sunshine throughout the day.

Back inside, the first floor offers two beautifully finished bedrooms, including one with a particularly impressive walk-in wardrobe. The bathroom is equally

stylish, featuring twin basins and a sleek walk-in shower.

Finally, the loft level provides two further rooms, along with an additional bathroom, all finished to the same immaculate standard.

Beyond that striking frontage, you'll be perfectly placed for all that E17 has to offer... This whole neighbourhood has boomed with youthful energy in recent years, with several independent business opening. You may already know about creative hub CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including tasty brunch spot The Curious Goat and bar/pizzeria True Craft.

Or venture further south to the emerging scene around the Markhouse Road/Lea Bridge Road junction. Make your first stop event space Patchworks, which houses craft brewery Blondies.

Need to escape beyond Walthamstow? It's just a short walk to St James Street station, where the Overground will zip you to Liverpool Street in just over 15 mins. Alternatively, take a longer stroll to Walthamstow Central, where you have access to the Victoria line.



WHAT ELSE?

- Next to Walthamstow Central, you'll find the 17&Central shopping mall and a host of excellent amenities on the High Street. Forest Cinema has been a brilliant addition to the community, too.
- Situated in Walthamstow Pumphouse Museum - mere moments away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.
- Parents will be pleased to know you have an abundance of great schools in the area.

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Reception Room
13'10" x 24'2"

Kitchen
8'11" x 9'10"

Bedroom
14'0" x 11'5"

Walk in Wardrobe
8'4" x 5'4"

Shower Room
8'4" x 6'9"

Bedroom
9'0" x 10'4"

Bedroom
14'2" x 10'10"

Bathroom
7'4" x 4'11"

Bedroom
8'11" x 10'7"



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