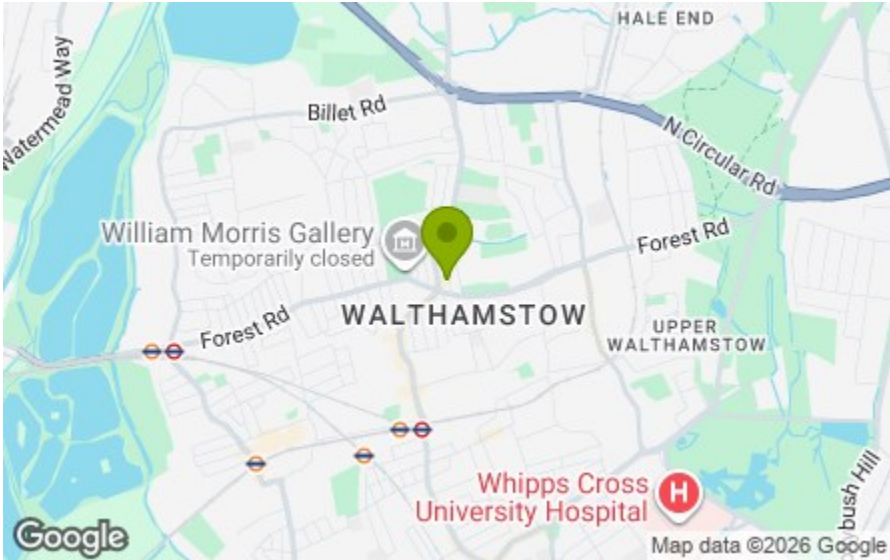


KENILWORTH AVENUE, LONDON

£3,000 Per Calendar Month

3 Bed House



Features:

- 3 Bedrooms
- 2 Bathrooms
- Available September
- Unfurnished
- Council Tax Band C
- Low Maintenance Garden
- Bright and Airy
- Walking Distance To Walthamstow Central
- Close To Lloyd Park

A beautifully arranged three bedroom family home with two reception rooms, two bathrooms, a private rear garden and a versatile outbuilding, set on a quiet residential street in Walthamstow.

Kenilworth Avenue enjoys a peaceful setting while remaining close to some of Walthamstow's best loved destinations. Lloyd Park, Walthamstow Village and Hoe Street are all within easy reach, offering everything from independent cafés and restaurants to open green spaces, while excellent transport links make travelling across London straightforward.

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0203 397 9797



If you lived here...

Step through the front door and you'll find a home that's been thoughtfully arranged across three floors. A bright front reception room is centred around a large bay window, creating a welcoming first impression, while a second reception room to the rear opens onto the garden and offers plenty of space for everyday living and entertaining. The separate kitchen sits alongside, finished with contemporary cabinetry, generous worktop space and direct access outside.

Upstairs, the first floor is home to two well proportioned

bedrooms and a modern family bathroom. The principal bedroom stretches to over 16ft, providing plenty of room for additional furniture or a home working space, while the second bedroom enjoys views over the rear garden. The converted second floor creates an impressive third bedroom with fitted storage and eaves space, making it an ideal principal suite, guest room or peaceful retreat.

Outside, the private rear garden has been designed for easy maintenance, with a combination of decking and lawn creating space to dine, relax or entertain. At the rear of the garden, a substantial outbuilding offers excellent flexibility, whether you're looking for a home office, studio, gym or additional storage.



What else?

Lloyd Park is just a short stroll away, home to the William Morris Gallery, landscaped gardens and the popular Saturday Farmers' Market, one of Walthamstow's best weekend destinations. Walthamstow Village is within easy reach, where you'll find independent favourites including Eat 17, The Kitchen and Orford Saloon, alongside a collection of cafés, pubs and boutiques. Walthamstow Central station is easily accessible for Victoria line and Overground services, while the shops, restaurants and cinema along Hoe Street provide everything you need close to home.

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