



- Reception Room  
24'2" x 10'2"
- Kitchen / Diner  
20'11" x 12'5"
- Bedroom  
13'8" x 12'2"
- Ensuite
- Bathroom  
8'3" x 6'5"
- Bedroom  
11'0" x 8'5"
- Bedroom  
13'0" x 12'7"
- Shower Room  
7'8" x 4'0"
- Bedroom  
10'4" x 8'0"
- Garden  
32'9"
- Garden Room  
13'9" x 10'5"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## WALPOLE ROAD, WALTHAMSTOW

### Offers In Excess Of £1,000,000 Freehold 4 Bed House - Mid Terrace



#### Features:

- Four Double Bedroom Victorian House
- Three Bathrooms
- Large Through Reception
- Fully Extended and Skylit Kitchen
- Large Private Garden with Office/Gym
- Turnkey Property
- Great Transport Links

An exceptional four double bedroom Victorian home offering generous proportions and a carefully considered layout across three floors. A large through reception provides impressive entertaining space, while the fully extended kitchen is enhanced by overhead skylights, creating a striking centrepiece to the home. Three bathrooms provide flexibility for modern living. To the rear, a substantial private garden is complemented by a dedicated office or gym space, adding further versatility. Beautifully presented throughout and supported by excellent transport links, this is a home designed for both comfort and convenience.

REQUEST A VIEWING  
0203 397 9797

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

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@STOWBROTHERS



#### IF YOU LIVED HERE...

A handsome Victorian façade in warm London brick, framed by arched detailing and a distinctive bay window, creates an elegant first impression. The blue front door introduces a confident note of colour, complementing the period architecture and hinting at the considered interiors beyond. Inside, timber flooring and soft neutral tones establish a welcoming atmosphere. The reception room is centred around an ornate cast iron fireplace, with generous proportions allowing for distinct seating areas beneath the bay window. Bespoke shelving and cabinetry add refinement and continuity as the space opens naturally towards the rear.

Beyond, a beautifully executed extension pairs exposed brick with skylights overhead, drawing natural light deep into the heart of the home. A substantial island with pale stone worktops anchors the kitchen, offset by muted blue cabinetry, brass accents and a herringbone tiled backdrop. Full height glazing and bi-folding doors connect the dining area directly to the garden, creating an effortless indoor-outdoor flow. Outside, a lush central lawn is bordered by layered planting that softens the space and brings seasonal interest, with stepping stones leading to a timber studio offering a versatile retreat for work or leisure.

Upstairs, the principal bedroom enjoys twin windows, exposed beams and a brick fireplace, along with integrated wardrobes and a refined ensuite finished in soft tones

with brass fittings and a walk-in shower. A further bedroom overlooks the rear, while the family bathroom makes a statement with a freestanding copper bath and patterned tiling. The top floor provides two additional bedrooms, one with skylights and one rear facing, alongside a bold, contemporary shower room, completing a carefully composed home.

Surrounded by a lively mix of independent businesses, cultural venues and generous green space, the neighbourhood offers real depth. Close by, The Italian Bakery is known for its wood fired pizzas and traditional Italian pastries. Big Penny Social stands out along the Walthamstow Beer Mile, with its vast industrial hall, rotating craft taps and live events, while Soho Theatre brings a year-round programme of comedy, theatre and spoken word. Green space is equally compelling, with Lloyd Park home to the William Morris Gallery, two cafés and a weekend market, and Walthamstow Wetlands stretching across 500 acres of reservoirs and walking routes. Families are well served by respected schools, including Greenleaf Primary School, just nine minutes on foot.

#### WHAT ELSE?

Transport links are strong, with Blackhorse Road Station 12 minutes on foot for the Victoria line and London Overground. St James Street Station is 13 minutes away, while Walthamstow Central Station is reached in 16 minutes, providing further Underground and Overground connections into the City and West End.



#### A WORD FROM THE OWNER...

"We've loved living in this house for the past 5 years! We've particularly enjoyed working with a local gardener to plant up the garden - it's full of colour and life in spring and summer, and gets lots of sun. The neighbourhood is very friendly and it's a great location from which to explore Walthamstow"

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