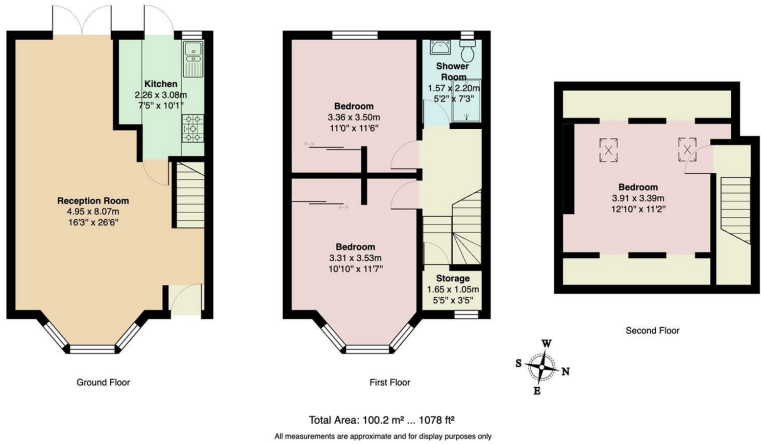


ARDLEIGH ROAD, WALTHAMSTOW
£2,750 Per Calendar Month
3 Bed House



Features:

- Available October
- Three Bedroom House
- Quiet Residential Street
- Close to Lloyd Park
- Private Garden

A sleek, modern and sophisticated three bedroom family home, laid out over three storeys, just moments from Lloyd Park. Immaculately presented, you have an extended reception and dining area, plus a pleasant and private garden to the rear.

Your nearest station, Walthamstow Central, is just over a mile away on foot, or a ten minute bike ride. From here, the Overground can get you to Liverpool Street in under twenty minutes, while the Victoria line takes you to King's Cross in just seventeen.

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

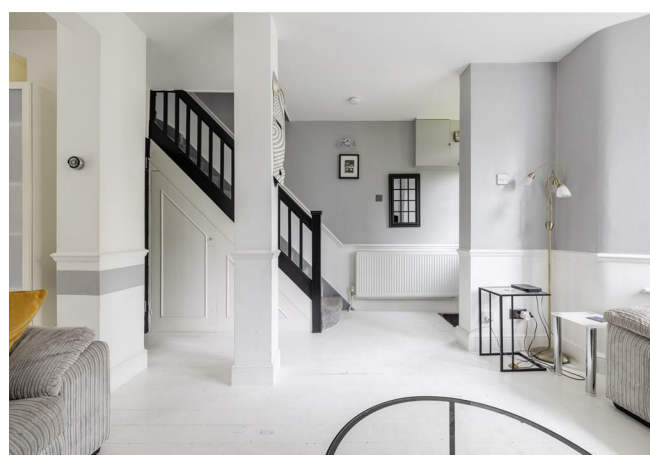
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0203 397 9797



IF YOU LIVED HERE...

As you enter your home through the charming, leafy frontage, you step immediately into your substantial reception room, finished in an elegant black and white aesthetic extending throughout your new home. The bright bay window is dressed in classic bistro shutters, while the open brick hearth adds a delightful period touch. Flowing seamlessly from the reception area, the bright and airy dining space offers effortless access to your garden.

To your right, the kitchen features sleek, handleless cabinetry, a black tiled splashback, smoky floor tiles and worktops and plentiful natural light from the rear garden door. Upstairs, there are two equally sized dove toned bedrooms, one with plush smoky carpeting and a large bay window, the other with ash wood flooring and a mirrored wardrobe. The first floor bathroom features a spacious shower cubicle in soft tones. An additional skylit loft bedroom with eaves storage completes things, spacious

and bright.

Step outside, and you'll find yourself surrounded by options for wining, dining, and immersing yourself in local nature and culture. Lloyd Park is just five minutes on foot, for manicured gardens and the William Morris Gallery. Head south to Hoe Street, where you'll discover popular spots like The Bell, L'Hirondelle, and The Collab. Craving some traditional East London fare? Barney's Pie and Mash is right around the corner. Nature lovers can explore the Walthamstow Wetlands, a sprawling nature reserve of 500 acres, only twenty minutes from your doorstep.



WHAT ELSE??

- Parents will be happy to learn that within a one mile radius of your home, there are fourteen primary schools rated 'Outstanding' or 'Good' by Ofsted.
- Enjoy Saturdays at Lloyd Park farmer's market, before heading to brunch at Buhler and Co, the ideal spot to savour a decadent brunch.
- Keep fit at East of Eden, a popular fitness studio just a twenty minute walk away.

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