



Reception Room / Dining Room /
Kitchen
24'2" x 18'4"

WC

Hall

Bedroom 1
15'10" x 12'0"

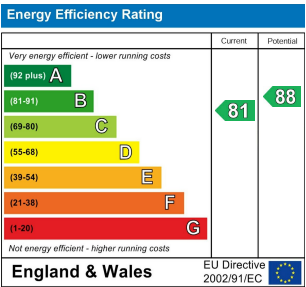
Ensuite

Bedroom 2
15'10" x 11'8"

Bedroom 3
12'7" x 6'11"

Bathroom

Garden
35'11" x 24'10"



STARK MEWS, WALTHAMSTOW

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



Features:

- Three Double Bedrooms
- Three Bathrooms
- Modern Build House
- Immaculately Presented
- Chain Free
- Open Plan Kitchen Reception
- Secluded Rear Garden
- Close to Blackhorse Road Station

With a prime E17 location, this beautifully designed three-bedroom mews house combines contemporary style with a wonderfully practical layout, generous proportions and a surprisingly secluded garden. Set across two floors and extending to around 1,243 square feet, you've got a huge open-plan kitchen, dining and reception space, three double bedrooms, an en-suite, family bathroom and ground-floor WC. Best of all, it's chain free and tucked away in a peaceful private development, while being within easy reach of Blackhorse Road and Walthamstow Central.

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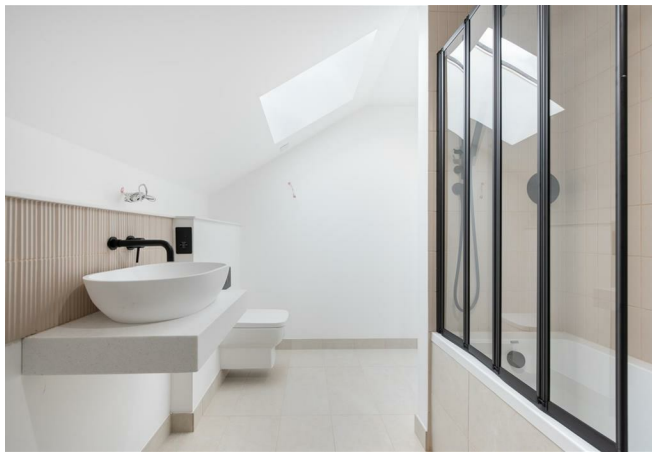
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IF YOU LIVED HERE...

Coming in at more than 1,240 square feet, this is a seriously spacious modern home, with the kind of proportions that make everyday living feel effortless. And because it's a contemporary build, you get all the clean lines and polished finish you'd expect from a newer property.

The heart of the home is the enormous open-plan kitchen, dining and reception room. At more than 24 feet long, there's plenty of room to create distinct areas for cooking, eating and relaxing, while the generous glazing and direct access to the garden keep the whole space feeling bright and connected to the outside.

The kitchen area is sleek and sociable, with a breakfast bar providing a natural divide. During warmer months, throw open the doors and let the whole ground floor spill out onto the garden. The patio flows effortlessly into the secluded garden beyond.

Back inside, there's a handy WC off the hall, while upstairs you'll find three genuinely well-proportioned bedrooms. The master is particularly generous and comes complete with its own en-suite.

A smart family bathroom completes the floor, with the whole upstairs arranged around a central landing that makes the layout feel particularly practical.

Step outside, and you're perfectly placed to enjoy the best of E17. Coffee shops, bars, and eateries are everywhere, and you're just a few minutes from the glorious Lloyd Park, home to the William Morris Gallery and Deeney's café.

Head in the other direction and you'll soon reach Blackhorse Road, where Forest Wines offers one of the area's best bottle shop/bar experiences, and a genuine Banksy brightens up the cheerful Bonners fish and chip shop.

For journeys further afield, you're spoilt for choice. Walthamstow Central is just a short walk away, offering Victoria line services as well as the Weaver Overground, with speedy trains to Liverpool Street. Blackhorse Road station is a similar distance, giving you access to both the Victoria line and the Suffragette Overground.

WHAT ELSE?

- East of Eden offers yoga and Pilates for when you're in need of a good stretch. Meanwhile, craft beer lovers can get their 'workout' on the Blackhorse Lane Beer Mile, home to stops like Signature Brew, Exale, and Big Penny Social.
- Just a few minutes away, you'll find what the Evening Standard hails as "London's best pizza" at Sodo on Hatherley Mews - an area now thriving with the opening of Walthamstow Soho Theatre.
- You're a handy approx. nine minute stroll from Europe's longest market, which runs along the High Street. Here you'll find Forest Cinema and the convenient chains in the 17&Central shopping centre.



"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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