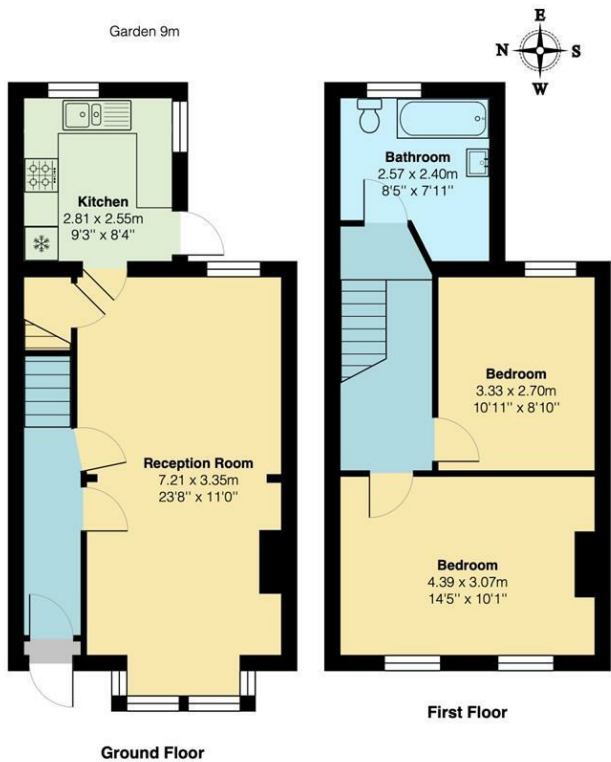




Reception Room
23'7" 10'11"

Kitchen
9'2" x 8'4"

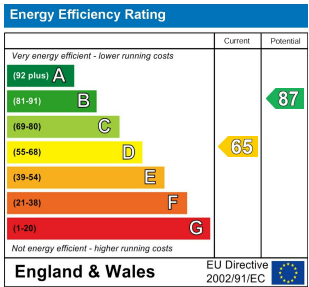
Bedroom
14'4" x 6'9"

Bedroom
10'11" x 8'10"

Bathroom
8'5" x 7'10"

Garden
29'6"

Total Area: 74.7 m² ... 804 ft²
All measurements are approximate and for display purposes only



KENILWORTH AVENUE, WALTHAMSTOW
Offers In Excess Of £625,000 Freehold
2 Bed House



Features:

- End Of Terrace House
- Two Bedrooms
- Original Features
- Moments from Lloyd Park
- Walking Distance to Wood Street Station

Occupying the end of a Victorian terrace in a well-loved Walthamstow pocket, this two-bedroom home combines generous proportions with original character. Lloyd Park is moments away, while Wood Street Station and the neighbourhood's independent shops and cafés are all within walking distance.

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IF YOU LIVED HERE...

Your own front door opens into the entrance hall, with the reception room running alongside. Extending across much of the ground floor, this generous living space has room for both seating and dining areas, with windows at either end bringing in plenty of natural light. Original floorboards, a fireplace and built-in shelving add warmth and character.

To the rear, the kitchen is arranged with good worktop space and storage, while a door leads directly into the garden. It is an easy layout for everyday life, with the outdoor space becoming a natural extension of the home during the warmer months.

Upstairs are two well-proportioned bedrooms. The larger bedroom spans the width of the house and has two windows, original floorboards and a fireplace, while the second bedroom sits beside it. The bathroom is positioned at the rear of the first floor and includes a bath with a shower above. Throughout, original details sit comfortably alongside well-kept interiors,

creating a home that feels characterful and easy to settle into.

WHAT ELSE?

- Lloyd Park is just a short stroll away, with landscaped gardens, tennis courts, a café and the William Morris Gallery.

- Wood Street Station is within walking distance for Overground services to Liverpool Street, while nearby favourites include Chocolatine and Wood Street Indoor Market.

- Walthamstow Village, God's Own Junkyard and the breweries around Blackhorse Lane are all within easy reach, offering plenty of places to eat, drink and spend a weekend afternoon.



WORD FROM THE EXPERT...

"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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