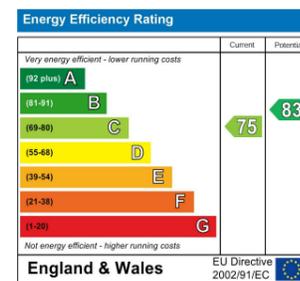


Total Area (Excluding Eaves Storage): 129.2 m² ... 1391 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



LANSDOWNE ROAD, WALTHAMSTOW

Offers In Excess Of £985,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Terraced
- Well Presented
- Extended Kitchen
- Easy Access to Walthamstow Village
- Short walking distance to Walthamstow Central Station
- Arranged Over Three Floors

This enviably located and immaculately restored four-bedroom Victorian terraced home comes complete with a converted loft, two bathrooms, a huge open kitchen/diner and a charming garden at the rear, while its prime location between Walthamstow Central, Walthamstow Village and St James Street means you've got multiple amenities to choose from. That said, Lansdowne Road itself is peaceful and residential, so the home really does offer the very best of both worlds.

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E4 & N17
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IF YOU LIVED HERE...

Behind that striking period frontage lies a wonderfully proportioned home that's ready for you to simply move in and enjoy. Everything's been finished to such an immaculate standard, settling in will be effortless – all the hard work's been done, so you can just sit back and appreciate it.

Step into the impressive hallway, where the stylish dual-tone palette sets the tone for what's to come. The spacious through-lounge is just as immaculate, with thoughtful details like custom shutters and parquet flooring adding to the charm. The light flows into the stunning kitchen/diner, where an eye-catching island takes centre stage. Here you'll find sleek units, high-spec appliances, copper fittings, and a flood of natural light thanks to the skylights and bi-fold doors. Step outside and you'll discover a beautifully landscaped yet low-maintenance garden, complete with two seating areas to make the most of the sunshine.

Upstairs, the first floor offers two spotless bedrooms, including one with handy in-built storage, along with a generous family bathroom. Head up to the loft to find two more bedrooms and a pristine second bathroom featuring a contemporary walk-in shower.

As for beyond, Thomas Gamuel Park is just moments away, where you'll find sport facilities. For more greenery head to Walthamstow Wetlands or Lloyd Park, both walkable – or an even quicker bike ride.

Walthamstow Village is a ten minute walk away, where you'll find an amazing selection of eateries and gastro pubs. Make the Queens Arms your first stop and finish up at the Nags Head, stocking up on groceries at Eat 17 on the way home. As for your caffeine fix, why not make your new coffee shop artisan bakery Crumbs – just a few minutes away?

As well as having Walthamstow Central station ten minutes away for easy access to the Victoria line and Overground, Walthamstow Queen's Road station is even nearer for the Suffragette Overground. You've got a some highly regarded schools in the area too.

WHAT ELSE?

-Walthamstow Central has brilliant amenities, including the newly opened Forest Cinema and the chains found in the 17&Central shopping centre. Hoe Street also has some fantastic perks, including the Soho Theatre Walthamstow.

-Head towards the St James Street area for creative hub CRATE, a great spot for socialising. You'll also find some wonderful food options nearby, such as True Craft, a micro-brewery with a pizza menu, and the Curious Goat, an excellent brunch spot. It can all be found less than a mile away.

-Just ten minutes away you'll find the excellent bottle shop Gnarly Vines, brimming with natural, organic and biodynamic wine, beer, and other treats. Impress your guests by grabbing a bottle for the unveiling of your new home.



A WORD FROM THE OWNER...

"We've loved living on Lansdowne Road. The street has a lovely community – with an active WhatsApp group – and neighbours on hand to offer recommendations, rescue parcels from your doorstep and have a tittle together in the street on Christmas Eve! We've spent the last eight years developing the house into a large, bright home. Extending the kitchen and creating an extra room in the loft extension, for an office. It's a great house for socialising, hosting, family time and a good space to work from home. The house is right in between Walthamstow Village, St James Street & the High Street making weekend choices of brasseries, bakeries & breweries an easy one. It's a real treat to have all of these within walking distance, as well as entertainment on hand from Soho theatre and Forest cinema. Our son has been going to one of the many 'Outstanding' Primary Schools within a mile radius of the house. He has also been right on the doorstep of almost any activity you can imagine along with a plethora of playgrounds and green spaces. It's a home and an area that has given us everything we need and more. We hope it will give the next owners just as much joy."

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Reception
11'5" x 24'1"

Bathroom
8'11" x 7'3"

Storage

Bedroom
14'4" x 10'5"

Kitchen/Diner
14'1" x 19'2"

Bathroom
8'3" x 4'11"

Bedroom
14'9" x 12'7"

Bedroom
7'11" x 9'7"

Bedroom
9'3" x 10'11"

Garden
35'9" x 15'7"

Storage



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