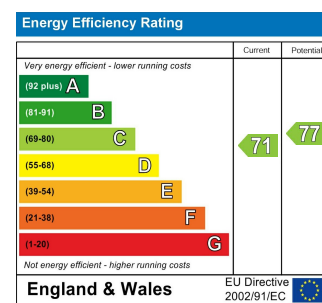




Total Area: 110.7 m<sup>2</sup> ... 1192 ft<sup>2</sup> (excluding eaves storage)  
 All measurements are approximate and for display purposes only



## CLACTON ROAD, WALTHAMSTOW

£4,000 Per Calendar Month  
 4 Bed House - Mid Terrace



### Features:

- Victorian Terraced House
- Arranged Over Three Floors
- Four Bedrooms
- Two Bathrooms
- Period Features
- Original and Reclaimed Floorboards
- Secluded Low Maintenance Garden
- Family Orientated Neighbourhood
- Stone's Throw Away from St James St Station

This enviably located and flawlessly restored four-bedroom Victorian terrace home comes complete with a converted loft, two bathrooms, a bright kitchen-diner extension, a double-reception room and a spacious garden at the rear, while its prime location near E17's St James Street means you've got excellent transport links and amenities

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 0203 369 6444

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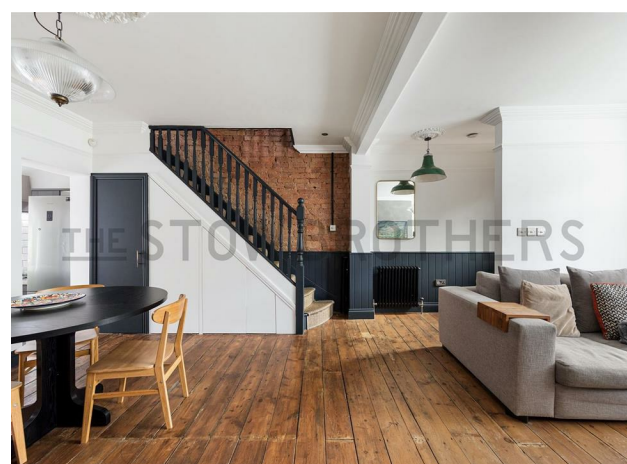
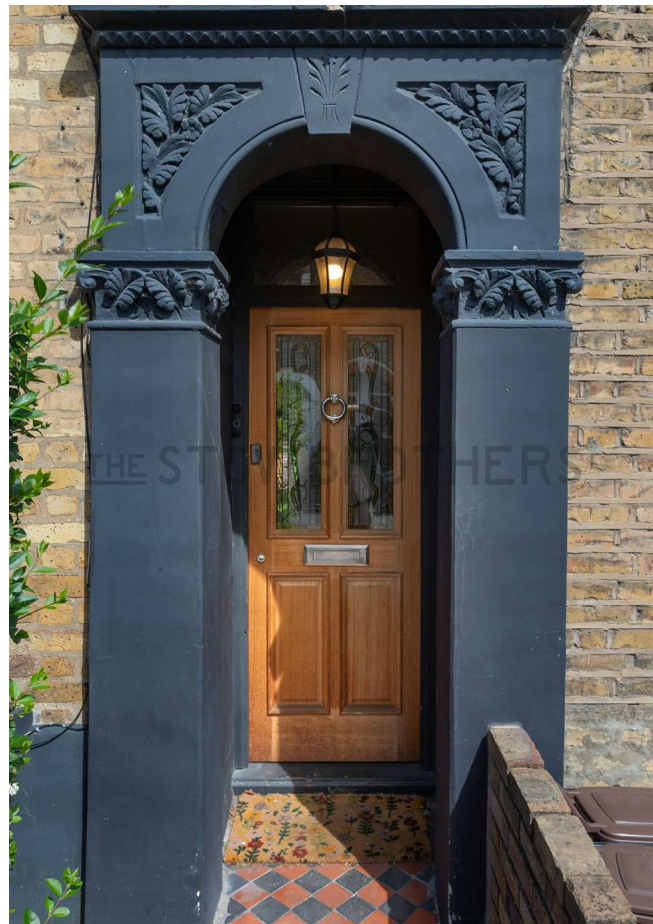
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#### IF YOU LIVED HERE...

Beyond the charming period frontage, the striking reception room is flooded with natural light thanks to the large bay windows and open-plan layout. A carefully considered contrast colour palette complements original features such as the timber flooring, exposed brickwork and decorative ceiling rose, creating a stylish space with enduring character.

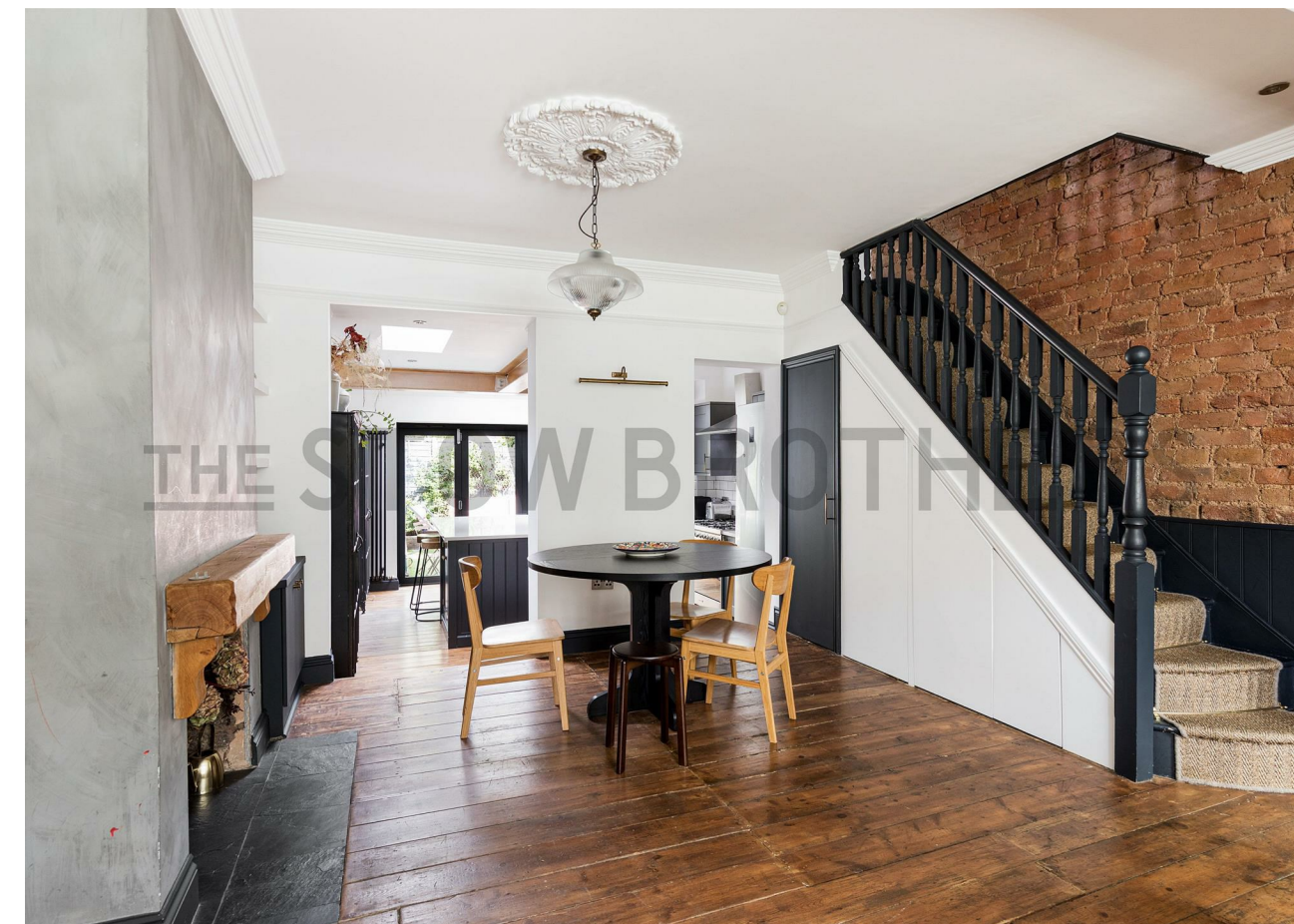
To the rear, the impressive kitchen-diner has been thoughtfully designed to combine practicality with contemporary style. It features sleek worktops, a butler sink, high-specification appliances including a double oven, plentiful storage units and a central island. Generous bi-fold doors open onto a private, low-maintenance rear garden, providing the perfect setting for relaxation.

The first floor offers two beautiful bedrooms, both with tasteful decor and bespoke built-in storage. The family bathroom has been beautifully appointed and includes a classic roll-top bath with an overhead shower.

The converted loft provides two further bedrooms, along with useful eaves storage and a second bathroom finished to the same high standard as the rest of the home.

This whole part of E17 has boomed with youthful energy in recent years, with several independent business opening. At the heart there's the well established CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including excellent coffee shop Weir dough Bakery, tasty brunch spot The Curious Goat and bar/pizzeria True Craft. You're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social.

Head the short distance to the High Street and you'll find Europe's longest market as well as the excellent Japanese restaurant Taro, which is housed in the old pie and mash shop (it's a listed space so you can still enjoy the old traditional features) and Forest Cinemas, amongst other perks.

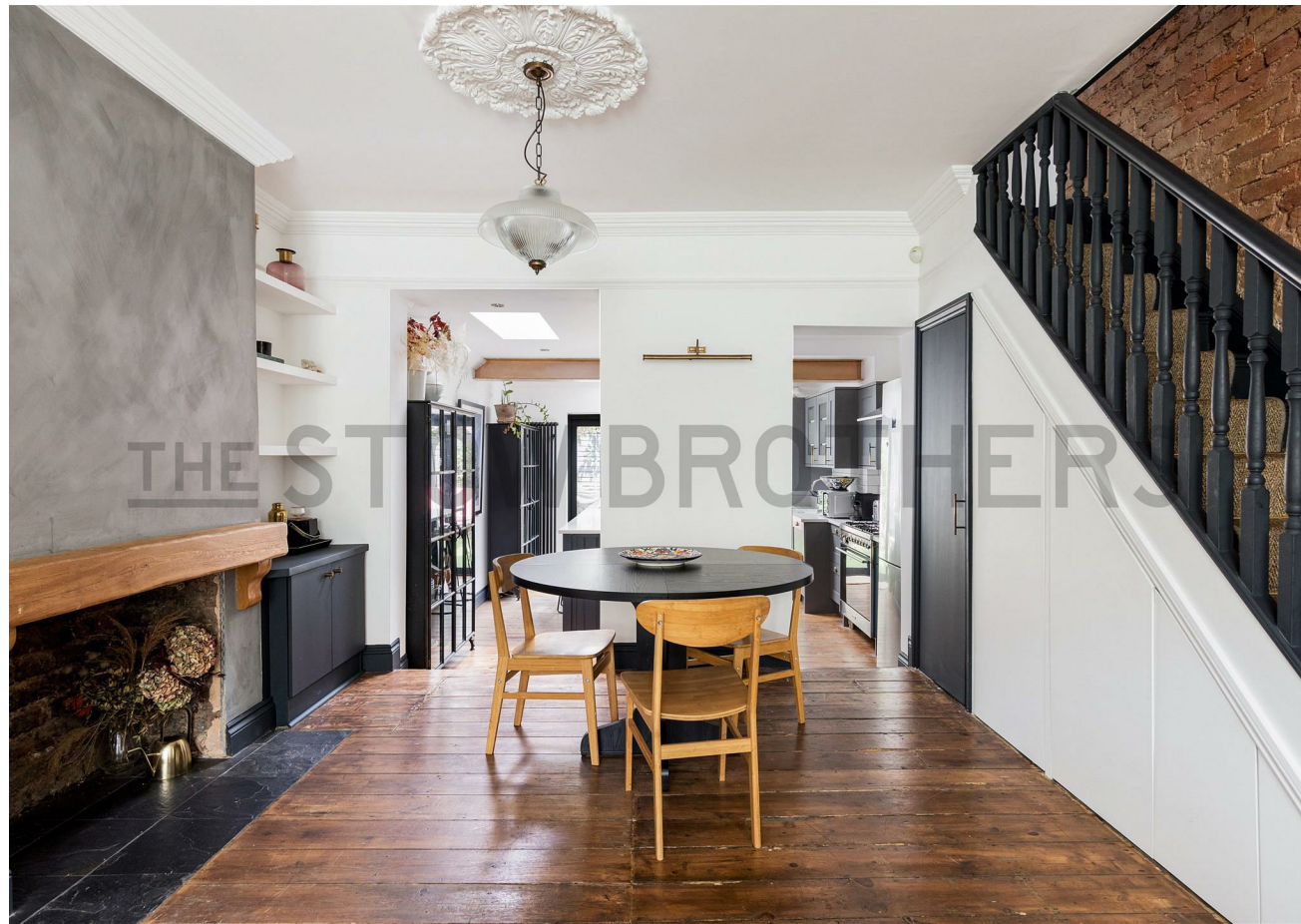


#### WHAT ELSE?

- Lloyd Park, Walthamstow Wetlands and St. James Park are all reachable on foot - so you'll never be far from nature.
- Fancy doing something a bit different? Situated in Walthamstow Pumphouse Museum, superclub.tube offers an incredible dining experience in a refurbished tube carriage. Another great option for date night is Don Francisco Y La Luna - a much-loved neighbourhood tapas restaurant.
- Parents will be pleased to know you have plenty of popular primary/secondary schools in the area.

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**Lounge/Diner**  
24'11" x 14'1"

**Kitchen**  
15'1" x 14'1"

**Bedroom**  
10'9" x 8'10"

**Bedroom**  
14'1" x 12'1"

**Bathroom**  
7'10" x 7'2"

**Bedroom**  
14'1" x 13'1"

**Bedroom**  
7'10" x 7'2"

**Bathroom**  
8'10" x 4'3"

**Garden**  
20

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