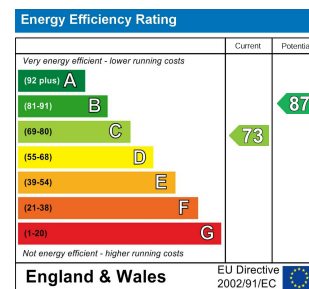




Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

- Reception Room  
11'5" x 13'0"
- Kitchen  
14'6" x 10'6"
- WC
- Reception Room  
15'1" x 12'7"
- Garden  
22'6"
- Bedroom  
16'6" x 10'10"
- Bedroom  
10'2" x 10'11"
- Bathroom



## PRETORIA AVENUE, WALTHAMSTOW £700,000 2 Bed House - Mid Terrace



### Features:

- Immaculate 2 Bedroom House
- Spacious Open Plan Living Area
- Floor to Ceiling Bi-Fold Doors
- Stunning Ultra-Modern Kitchen
- Separate Snug Reception
- Downstairs W/C
- Two Double Bedrooms
- Contemporary Bathroom
- Clever Built-In Storage
- Council Tax Band C

A beautifully bright and immaculately appointed two bedroom Victorian terrace, artfully developed with a wealth of sociable space, all enviably located moments from Blackhorse Road.

Your lushly landscaped rear garden is yet another highlight; an expansive deck gives way to a thriving lawn flanked by timber fencing and ending in a handy shed. Barely overlooked, it's a fine sanctuary all year round.

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**E17 & E10**  
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 0203 397 9797

**E18 & IG8**  
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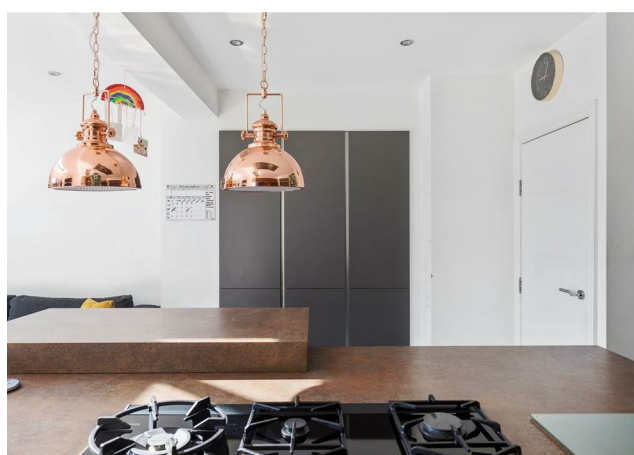
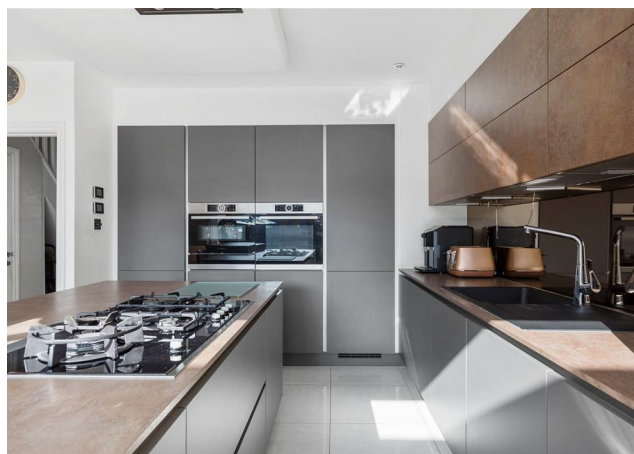
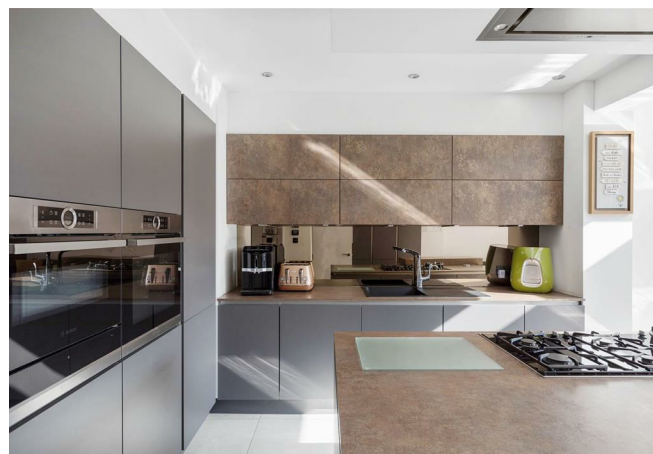
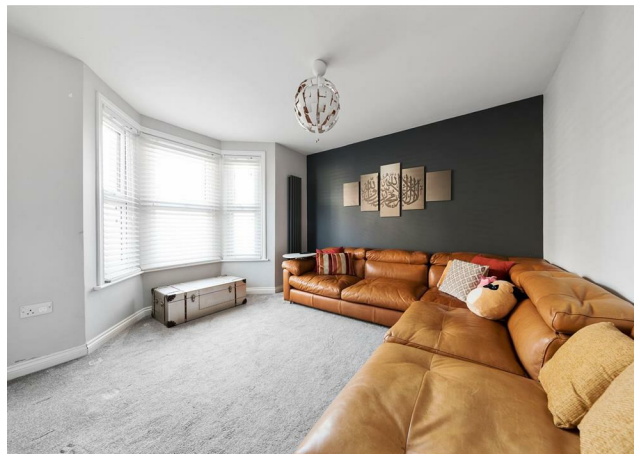
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**IF YOU LIVED HERE...**

Recently redecorated throughout, this beautifully bright two bedroom Victorian terrace has been thoughtfully arranged for modern living. To the rear, the open plan kitchen and dining room stretches to more than twenty three feet, with a large skylight overhead, sleek fitted cabinetry, a split level island and bi-fold doors opening directly onto the garden, bringing in plenty of natural light and giving the whole space an easy, sociable feel.

To the front, a well-proportioned reception room has been freshly painted in Egyptian Cotton, creating a calm and welcoming second living space. A downstairs WC completes the ground floor. Upstairs, both bedrooms are doubles, with the principal bedroom especially generous in scale and fitted with floor to ceiling storage, while the bathroom is finished in a smart contemporary style with an L-shaped bath.

Outside, the rear garden is a lovely extension of the house, with a broad deck, lawn and shed, giving you space to entertain, potter or simply slow down for a while. And with Blackhorse Road station and the ever popular Blackhorse Lane scene close by, you're brilliantly placed for both the daily commute and weekends closer to home

**WHAT ELSE?**

- If your regular commute takes you to the City, St James Street overground station is less than ten minutes' walk and will get you straight to Liverpool Street in twenty.
- Should you ever exhaust the charms of the Beer Mile, we have to recommend a personal favourite, The Chequers. A charming 'stow gastropub, it's just off the high street, a short stroll away.
- London's largest nature reserve, the 500 acre Walthamstow Wetlands, is a mere ten minutes away on foot. Endlessly explorable and packed with things to see and do, you'll forget you're in London.



**A 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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