



Total Area: 104.1 m<sup>2</sup> ... 1120 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only

Reception Room  
12'0" x 11'6"

Kitchen / Diner  
17'10" x 15'0"

Bedroom  
15'1" x 10'4"

Bedroom  
9'3" x 8'3"

Bathroom  
11'2" x 5'6"

Bedroom  
19'1" x 14'6"

Garden  
22'11"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## PASQUIER ROAD, WALTHAMSTOW

### Offers In Excess Of £800,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Immaculately Presented
- Arranged Over Three Floors
- Extended Kitchen Diner
- Stripped Wooden Floors
- Walking Distance to Lloyd Park
- Close to Blackhorse Road Station
- Chain Free

This beautifully-presented Victorian home spans three floors, combining generous space with timeless character. Stripped wooden floors flow throughout, enhancing the sense of warmth and continuity, while the extended kitchen-diner provides a light-filled setting for family life and entertaining. The layout offers three well-proportioned bedrooms and inviting living areas, thoughtfully arranged to balance comfort and practicality. Set within easy reach of Lloyd Park and Blackhorse Road Station, it's perfectly positioned for both outdoor escapes and quick city connections.

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**IF YOU LIVED HERE...**

A handsome period façade of rich brickwork, hardwood sash windows with arched brick surrounds, and a distinctive red front door gives this home its instantly appealing character. The bay window and neatly bordered frontage add balance and charm, setting the tone for what lies within.

Inside, a softly-lit hallway with polished wooden floorboards and graceful proportions leads through the ground floor, where high ceilings create an immediate sense of openness. The reception room blends gentle colour with period detailing, its ornate fireplace drawing focus while natural light filters through the large sash window, creating a gentle setting for both relaxation and conversation.

To the rear, the expansive kitchen and dining area opens beautifully to the garden, with skylights and glazed doors flooding the space with light. The decorative fireplace adds earthy texture, complementing the effortless flow of this sociable setting – ideal for family life and entertaining.

An understairs pantry has been shelved out for provisions, and has had mains drainage added so that it can be converted into a cloakroom or second bathroom in future.

Outside, the garden offers a quiet retreat with a mix of decking and planting. Timber fencing frames the area, while mature trees, including pleached hornbeams, add natural texture and privacy. Currently a low-maintenance layout, it provides an inviting blank canvas with plenty of potential for further landscaping or personal touches.

Upstairs, two peaceful bedrooms share a beautifully composed bathroom where soft tones meet exposed brick for a refined, restorative feel. The top floor unfolds into a generous double bedroom, illuminated by both windows and skylights, with natural-toned timber flooring and discreet eaves storage completing this calm and private sanctuary, designed for quiet retreat and comfort.

Surrounded by greenery and community spirit, this pocket of Walthamstow is perfectly placed for an easy, well-connected lifestyle. Just a short stroll away, Lloyd Park offers open lawns, weekend markets and the William Morris Gallery, alongside two welcoming cafés and a newly rejuvenated playground. Walthamstow Wetlands brings sweeping views and waterside walks, while Big Penny Social, part of the buzzing Walthamstow Beer Mile, is ideal for gatherings and live events. Café RODI serves up excellent coffee and brunch, with The Bell nearby for a relaxed pint, and the Soho Theatre's East London home adding a creative pulse to the area. Excellent schools include Hillyfield Primary, only five minutes from your door.



**A WORD FROM 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 ASSISANT BRANCH MANAGER

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