Total Area (Excluding Eaves Storage): 93.4 m² ... 1005 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.

Reception
16'3" x 15'1"

Kitchen/Diner
10'7" x 12'5"

Bedroom
10'3" x 11'10"

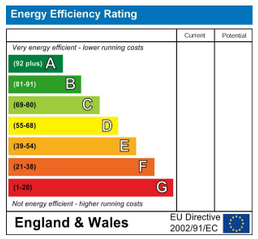
Bedroom
7'4" x 8'6"

Bedroom
10'2" x 18'4"

Bathroom (Ensuite)
4'7" x 10'3"

Bathroom
7'4" x 5'6"

Garden
43'3" x 19'2"



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E4 & N17
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0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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MELVILLE ROAD, WALTHAMSTOW

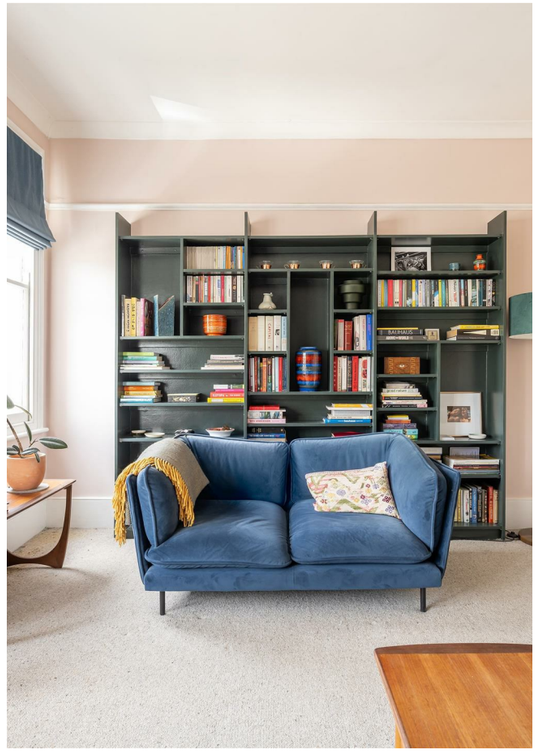
Offers In Excess Of £625,000 Leasehold
3 Bed Maisonette

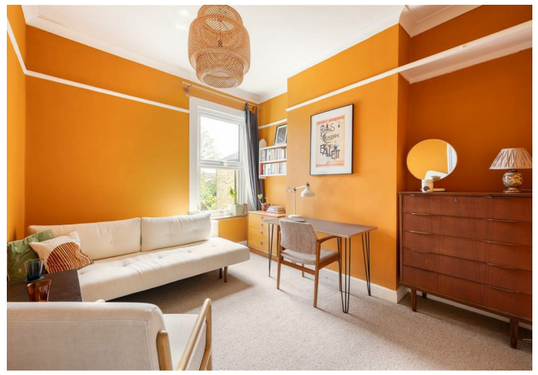
Features:

- Three Bedroom Apartment
- Private Garden
- 1005 sq ft
- Eat In Kitchen Diner
- Beautifully Presented
- Situated over Two Floors
- Close to Lloyd Park
- Close to Walthamstow Central

A beautifully presented three bedroom apartment in a well-loved Walthamstow setting, close to Lloyd Park, Walthamstow Central and the many independent spots that make this part of E17 so easy to settle into. Arranged over two floors and measuring 1005 sq ft, it offers generous, characterful living space along with a private garden.

REQUEST A VIEWING
0203 397 9797





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IF YOU LIVED HERE...

You'd enter via a ground floor hallway, with stairs leading up to a bright first floor layout. At the front, the reception is a lovely, well-proportioned room, with a bay window drawing in natural light and soft, considered décor creating an inviting feel. Built-in shelving and a fireplace add character, while the generous footprint gives you plenty of room to relax, host and spend time at home.

Along the hallway, the eat-in kitchen diner sits to the rear, with space for a dining table beside the window. Classic cabinetry, green tiling and monochrome flooring give the room a calm, timeless feel. There are two bedrooms on this level, one generous double and a smaller third bedroom, along with a bathroom, making the layout practical and easy to live with.

Upstairs, the loft level has been thoughtfully arranged as a generous principal bedroom, complete with skylights, eaves storage and an ensuite. Doors open to a Juliet balcony, adding a lovely sense of light and openness. Outside, the private rear garden is a real highlight, with a lawn, planted borders and a decked seating area for warmer days.

WHAT ELSE?

- Lloyd Park is close by, home to wide green space, gardens, the William Morris Gallery and a popular weekend food market.

- Walthamstow Central is within easy reach for the Victoria line, Overground and local bus connections, putting the City and West End within easy reach.

- You're well placed for Walthamstow Village, Orford Road and Hoe Street, where you'll find independent cafés, restaurants, pubs and the many shops of Europe's longest outdoor market.

WORD FROM THE OWNER...

"We have lived in this beautiful home for 10 years and have been so happy here. We love the light-filled rooms, generous layout and period features, and since we converted the loft it's been amazing to have such a spacious modern master bedroom and ensuite with views across so much greenery. We are keen gardeners and have really enjoyed spending time in the secluded garden surrounded by trees and birdsong. We also love hosting people here for barbecues in the summer. We have enjoyed being part of a vibrant local community and it's been great being so close to Lloyd Park and the William Morris Gallery for daily walks, coffee at Deeney's Café and trips to the food market on a Saturday. Since the Soho Theatre opened there has been even more culture on our doorstep."

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