



Total Area: 129.5 m² ... 1394 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.

Garden
32'9"

Kitchen
17'4" x 9'5"

Reception Room
23'9" x 11'3"

Bedroom
9'6" x 9'5"

Bathroom
7'6" x 6'0"

Bedroom
10'9" x 9'8"

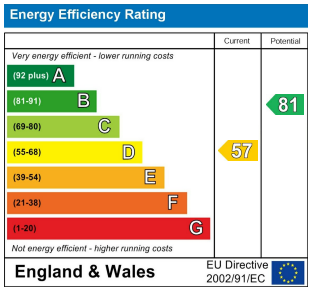
Bedroom
14'10" x 10'7"

Bedroom
13'6" x 8'9"

Ensuite
9'0" x 3'5"

Bedroom
14'8" x 13'4"

Eaves Storage



WELLINGTON ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold
5 Bed House - Mid Terrace



Features:

- Five Bedrooms
- Victorian Home
- Beautifully Presented
- Short walking distance to Blackhorse Road Station
- Easy Access to Walthamstow Wetlands
- Quiet Residential Street

Set on a quiet residential street, this handsome five-bedroom Victorian home pairs timeless character with beautifully considered interiors. Spread across three spacious floors, it's filled with natural light, soft tones and refined finishes that create a calm and welcoming atmosphere throughout. Just a short walk from Blackhorse Road Station, and within easy reach of the expansive Walthamstow Wetlands, the location strikes a perfect balance between urban convenience and access to nature. Whether you're looking for generous family living, space to entertain, or a peaceful retreat from the city, this home offers it all with effortless charm.

REQUEST A VIEWING
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IF YOU LIVED HERE...

This attractive Victorian home makes a graceful first impression with its warm brick façade, white-painted accents, classic bay frontage and arched porch with tiled path, all hinting at the character within. Step inside to a generous through-lounge, an elegant, light-filled reception where natural textures and soft tones create a space that's both relaxed and polished. A large front bay frames leafy street views, while wooden flooring flows to a second window, enhancing the sense of space. There's ample room to lounge and dine, with bespoke shelving and cleverly integrated under-stair storage adding charm and practicality.

To the rear, the kitchen is a standout, serene and contemporary with natural bamboo cabinetry, white worktops and a broad picture window above the sink. Crittall-style doors open to the garden, blurring indoor and outdoor living. High-quality materials and thoughtful finishes create a kitchen that's as functional as it is beautiful. The garden is mature and thoughtfully landscaped (2021), offering a versatile space for relaxing, entertaining and play. Planting brings colour and texture year-round, with changing blooms and foliage through the seasons. A generous shed provides ample storage.

Upstairs, the first floor hosts three bedrooms and a family bathroom. The front bedroom spans the width of the house, bathed in light from twin sash-style

windows. The two rear rooms are equally inviting, one sunny and full of personality, the other peaceful and cheerful. The bathroom features crisp white metro tiles and a soft, stylish palette. On the top floor are two further bedrooms. The rear is light and adaptable, while the generous front bedroom offers a private retreat with twin skylights and warm timber flooring. Its en suite impresses with terrazzo tiling, a floating basin and a walk-in rainfall shower.

Walthamstow is known for its creative spirit and strong community, and this spot is especially well placed for culture and green space. Just a short walk away, Big Penny Social offers craft beer, food pop-ups, and events in a vast, welcoming space. CRATE St James Street, with its mix of indie shops, street food, and co-working spaces, is also nearby. For a change of pace, Walthamstow Wetlands offers nature reserves, walking trails, and birdwatching. Lloyd Park is under fifteen minutes on foot, with a weekend market and the William Morris Gallery. Great schools are also close at hand, including Stoneydown Park Primary around five minutes away and Willowfield Secondary in ten.

WHAT ELSE?

For commuters, transport links are excellent. Blackhorse Road Station is around ten minutes away, offering swift connections via the Victoria line and Overground. St James Street Station is also within easy reach, providing direct access to Liverpool Street. Whether heading into the City or exploring East London, getting around couldn't be simpler.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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