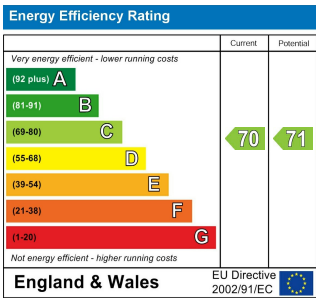




Total Area: 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



## LANCASTER ROAD, WALTHAMSTOW

£2,750 Per Calendar Month

4 Bed House



### Features:

- Available September
- Four Bedrooms
- Victorian Terraced House
- Period Features
- Loft Bedroom with En-suite
- Ideal Family Home
- Additional Study
- Private Rear Garden
- New Kitchen Fitted Recently

An immaculately stylish, four bedroom Victorian terrace with additional study spread over three floors and located in the heart of our friendly, leafy neighbourhood of Higham Hill. With a capacious skylit lounge/diner you have a wealth of sociable space, making this the ideal family home.

With excellent schools and a plethora of open green spaces, Higham Hill is one of Walthamstow's most family-friendly areas.

REQUEST A VIEWING

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

You'll be welcoming family and friends to enjoy all the benefits of this classic victorian home – impeccably decorated throughout, the impact is immediate. The lounge/diner features original timber floorboards underfoot, dual aspect windows and neutral tones throughout.

Move into the kitchen and you have a suite of royal blue newly painted cabinets with wood effect worktops and white splash back tiles. Through the patio door here and you're in the garden – a mix of

patio (ideal for al fresco gatherings), low maintenance lawn and flower beds.

Back inside and you'll find two bedrooms on the first floor with an additional study room – a front-facing generous double with twin windows, hardwood floors underfoot and built in storage. To the rear you have a single with lush garden view and finally a family bathroom. Up to the top floor and you have another single bedroom with a treetop vista. Here's also where you'll find the beautiful principle bedroom – a large capacious double with twin skylights, pristine white walls and a bright shower room en-suite.



## WHAT ELSE?

- You're well served for local schools, there are fifteen primary/secondaries within walking distance, all rated 'Good' or better by Ofsted.
- Blackhorse Road tube is just over a half mile on foot, and will get you directly to Oxford Circus in twenty minutes via the Victoria Line.

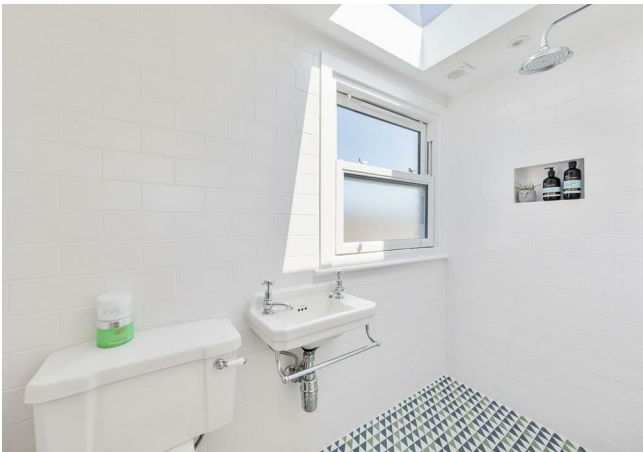
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**Reception Room**  
12'5" x 9'8"

**Reception Room**  
10'3" x 10'2"

**Kitchen**  
8'2" x 7'6"

**Bedroom**  
12'11" x 10'7"

**Bathroom**

**Bedroom**  
7'9" x 5'6"

**Bedroom**  
8'1" x 7'6"

**Bedroom**  
11'11" x 11'5"

**Shower Room**

**Bedroom**  
8'2" x 7'2"



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