



- Reception Room  
11'5" x 13'6"
- Dining Area/Kitchen  
15'6" x 15'7"
- Utility Room  
10'1" x 5'2"
- Bedroom  
11'0" x 11'4"
- Bedroom  
8'7" x 12'1"
- Bathroom  
7'4" x 8'11"
- Bedroom  
9'10" x 10'6"
- Ensuite Bathroom  
3'6" x 7'5"
- Dressing Room  
9'10" x 5'2"
- Garden  
30'6" x 16'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		73	82
		EU Directive 2002/91/EC	



## KENILWORTH AVENUE, WALTHAMSTOW

Offers In Excess Of £899,995 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Double Bedrooms
- Victorian Terraced House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Extended Kitchen Diner
- Secluded Private Rear Garden
- Close Proximity to Lloyd Park
- Short Walk to Walthamstow Central

A beautifully presented three-bedroom Victorian terraced house, arranged over three floors with a secluded private rear garden and a peaceful Walthamstow setting. You're within easy reach of Lloyd Park for greenery and weekend wandering, while Walthamstow Central is just a short walk away for swift connections into the city and beyond.

REQUEST A VIEWING  
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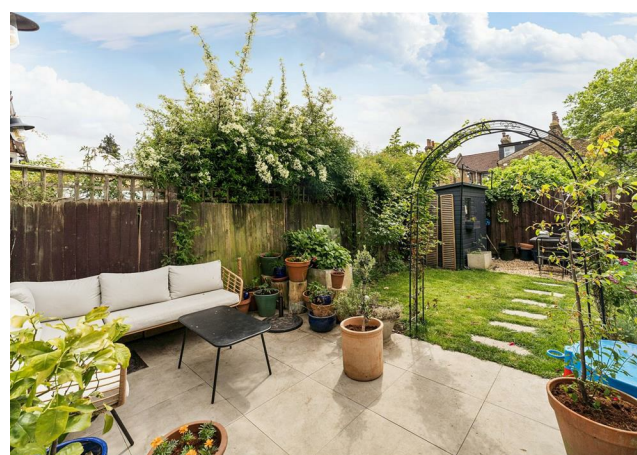
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**IF YOU LIVED HERE...**

Step inside and the ground floor unfolds with a natural sense of flow. A bright bay-fronted reception room sits at the front, offering a calm and welcoming place to relax. To the rear, the extended kitchen diner opens out into the garden, creating a generous, sociable space for everyday living. With roof glazing above, a central island and plenty of room for dining, it's a setting that feels both practical and considered. A separate utility room keeps things neatly organised, while the hallway also hosts useful storage and a ground floor shower room.

Upstairs, the first floor is home to two well-proportioned double bedrooms, alongside a family bathroom. The larger bedroom spans the width of the house at the front, filled with natural light. The top floor adds a further double bedroom, accompanied by its own shower room and a dedicated dressing room, offering a sense of privacy that works beautifully for guests or a principal suite.

Outside, the rear garden feels tucked away and peaceful, with

space for planting, outdoor dining and slow afternoons in the warmer months.

**WHAT ELSE?**

- Lloyd Park and the William Morris Gallery are close by, offering open green space, cultural interest and a gentle escape from the everyday.

- Walthamstow Central station is within walking distance, connecting you quickly via the Victoria line and Overground.

- You're perfectly placed for the independent shops, cafés and restaurants of Walthamstow Village, Orford Road and Hoe Street.



**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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