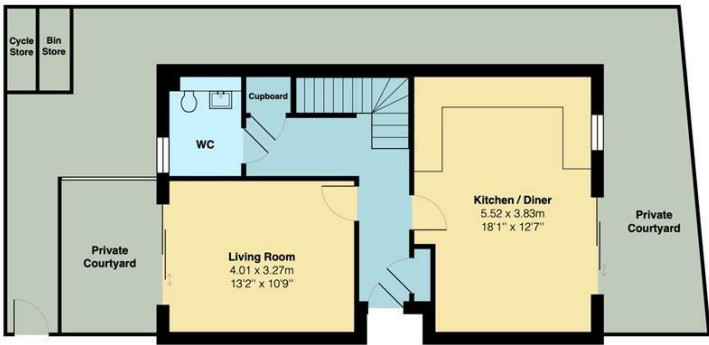


First Floor



Ground Floor

Total Area: 98.4 m² ... 1059 ft² (excluding private courtyard, cycle store, bin store)
All measurements are approximate and for display purposes only

Kitchen/Living Room/ Dining
Bedroom
Bathroom
Balcony



CLARKSON MEWS, LONDON
Guide Price £750,000 Freehold
3 Bed House - Mews



Features:

- Three Houses Available
- Detached with Brick Elevations
- Wraparound Private Courtyards
- Cycle Storage
- Short Walk to Wood Street Station
- Close to cafes and Restaurants of Wood Street
- A Short Walk to Epping Forest & Hollow Ponds
- Walking Distance to Walthamstow Village
- Local Amenities Include a Co Op, Dudleys & Clapton Craft
- IMAGES ARE COMPUTER GENERATED - HOMES UNDER CONSTRUCTION

Set within a contemporary mews development close to Wood Street, this detached three bedroom house offers well planned living space, wraparound private courtyards and easy access to some of Walthamstow's best loved neighbourhood spots. With Wood Street Station, Epping Forest, Hollow Ponds and Walthamstow Village all within walking distance, it combines a peaceful setting with excellent local connections. One of just three houses available, it also benefits from brick elevations and dedicated cycle storage.

REQUEST A VIEWING
0203 397 9797



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0203 397 2222

E4 & N17
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0203 369 6444

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E18 & IG8
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0203 369 1818

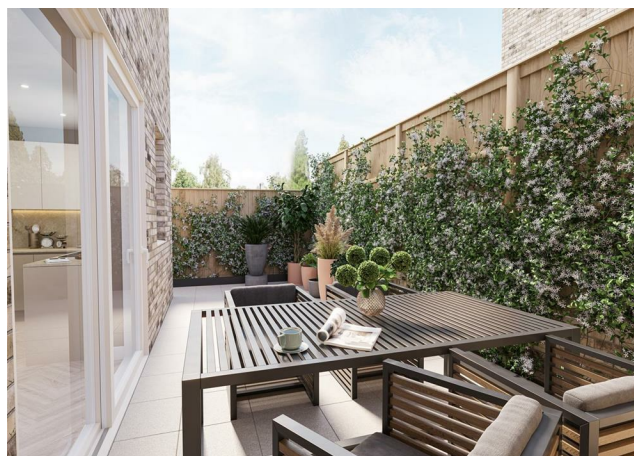
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IF YOU LIVED HERE...

Step inside and you'll find a practical, thoughtfully arranged ground floor centred around a welcoming entrance hall. To one side sits a bright living room opening directly onto one of the private courtyards, creating an easy connection between inside and out. Across the hall, the generous kitchen and dining room offers plenty of space for everyday meals and entertaining, with access to the second section of the wraparound courtyard. A handy ground floor WC and useful storage cupboard complete this level.

Upstairs, all three bedrooms are arranged off the central landing. The principal bedroom enjoys the added convenience of an en suite shower room, while the remaining two bedrooms are served by a separate family bathroom finished with a bath. The layout provides flexible accommodation for families, guests or anyone working from home. Outside, the wraparound private courtyards offer space for dining, container planting or simply relaxing, while the detached design gives the house a distinct sense of privacy.

Please note that the images shown are computer generated.

WHAT ELSE?

- Wood Street Station is a short walk away, providing Overground services to Liverpool Street, while Walthamstow Central is also within easy reach for the Victoria line.

- Nearby you'll find local favourites including Dudley's, Clapton Craft, the Co-op, Chocolatine Bakery, Mother's Ruin and the independent shops and cafés along Wood Street, with Walthamstow Village also within walking distance.

- Epping Forest and Hollow Ponds are both close by for woodland walks, open green space and boating, while the area also benefits from several Good and Outstanding rated schools nearby.



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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