

Ground Floor: Reception (3.45 x 3.55m), Kitchen (3.13 x 3.05m), Reception (3.47 x 3.03m), Reception (3.51 x 3.03m), Conservatory (3.45 x 3.55m), Garden (8.6m x 4.95m).

First Floor: Bedroom (3.05 x 3.05m), Bedroom (3.05 x 3.05m), Bedroom (4.06 x 3.05m), Bedroom (4.10 x 3.05m), Bathroom (2.67 x 2.74m), Eaves Storage.

Loft: Bedroom (4.06 x 3.05m), Bedroom (3.05 x 3.05m), Eaves Storage.

Total Area (Excluding Eaves Storage): 149.8 sq ft ... 1612 sq ft

Reception
11'4" x 9'11"

Reception
10'0" x 10'0"

Reception
11'6" x 12'6"

Kitchen
10'3" x 10'0"

Conservatory
11'1" x 6'4"

Bedroom
13'3" x 10'0"

Bedroom
10'1" x 10'0"

Bedroom
13'5" x 10'0"

Bathroom
6'10" x 10'0"

WC

Bedroom
15'3" x 16'3"

Bedroom
8'9" x 8'11"

Ensuite
8'10" x 7'2"

Garden
27'6" x 14'11"

Walthamstow Wetlands, London Wildlife Trust

William Morris Gallery

WALTHAMSTOW

Lea Bridge Rd

Map data ©2026 Google

Energy Efficiency Rating	
	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	EU Directive 2002/91/EC



BLACKHORSE ROAD, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold

5 Bed House

Features:

- Victorian Style Terrace
- Five Bedrooms
- Two Bathrooms
- Double Fronted
- Superbly Located
- Laid Out over Three Floors
- 1612 sqft
- Conservatory

With its striking double-fronted Victorian-style façade, spacious interiors and characterful details, this five bedroom Walthamstow home has plenty to get excited about. Arranged over three floors, the home features three reception rooms, two bathrooms and a conservatory, offering generous proportions and a versatile layout. Blackhorse Road station, a thriving independent food and drink scene and the beautiful Walthamstow Wetlands are all within easy reach.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
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
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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0203 397 9797



IF YOU LIVED HERE.....

Step through the front door and discover a home brimming with character and possibilities. Three separate reception rooms offer a wonderful amount of flexibility, whether you're gathering around the dining table, settling in for a cosy evening or creating a dedicated space to work from home. The bay-fronted reception is particularly inviting, while another features a decorative fireplace and built-in shelving. The separate kitchen leads through to a light-filled conservatory, with useful additional storage and views over the rear garden.

On the first floor, three generously proportioned bedrooms provide plenty of room to spread out. Warm terracotta walls bring personality to one bedroom, complemented by fitted wardrobes and soft wood-effect flooring. The family bathroom features neutral tiling, a bath with shower overhead and a heated towel rail. There's a lovely balance of traditional character and everyday practicality throughout.

Head up to the converted loft and you'll find two further bedrooms, including an impressive principal bedroom tucked beneath the roofline. Skylights bring in

natural light, while fitted wardrobes, useful eaves storage and a private ensuite shower room make this a wonderfully comfortable retreat. With 1,612 square feet to enjoy, this is a home with space to grow, entertain and settle into.

WHAT ELSE?

- Blackhorse Road station is close by, with Victoria line and Overground connections making journeys across London wonderfully convenient.

- Explore the Blackhorse Beer Mile, with local favourites including Big Penny Social, Signature Brew and Pretty Decent Beer Co, or spend a slower afternoon wandering through Walthamstow Wetlands and the Marshes.

- Families are well placed for local schools, including Hillyfield Primary Academy and Stoneydown Park Primary School, with plenty of neighbourhood amenities nearby.



A 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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