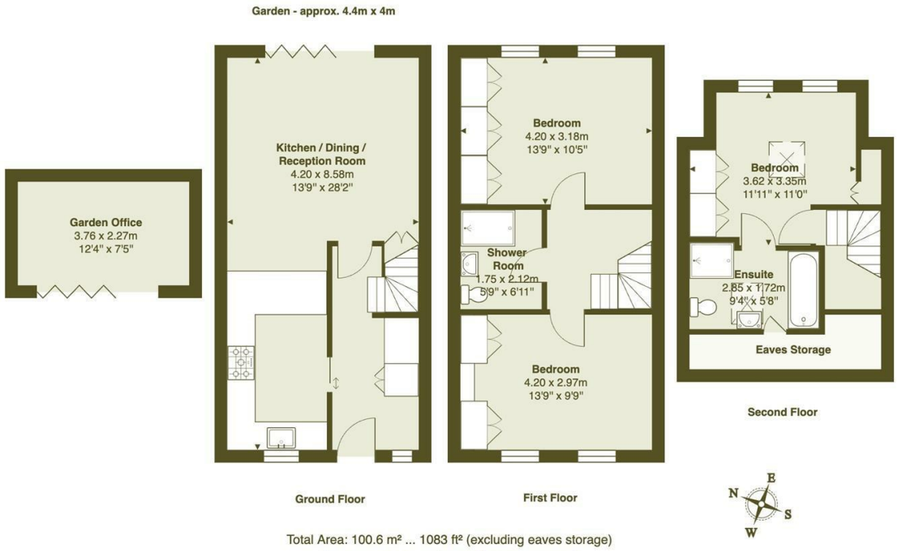
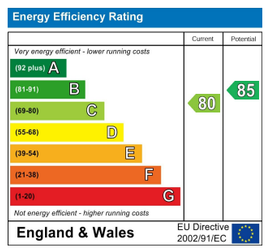


Total Area: 100.6 m² ... 1083 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





E11, E7, E12 & E15
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E17 & E10
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EDEN ROAD, LONDON

£4,500 Per Calendar Month

3 Bed House

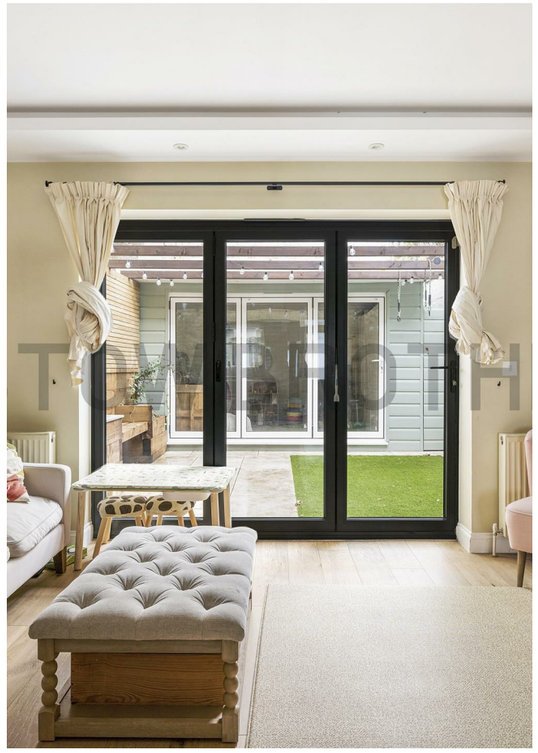
Features:

- 5 MONTH SHORT LET
- All Bills Included
- Beautifully Finished Family Home
- In the Heart of Walthamstow Village
- Three Bedrooms
- Two Bathrooms
- Large Family Living Space
- Ample Storage

Tucked away in the heart of Walthamstow Village, this charming three-bedroom home combines character and style with a wonderfully secluded rear garden. Highlights include a spacious open-plan ground floor, a first-floor bathroom, a converted loft with ensuite, and a garden studio offering plenty of potential.

The location is just as special. Enjoy peaceful surroundings while being moments from some of the area's best independent restaurants, gastropubs and coffee shops. Walthamstow Central is also just a short walk away, with the Victoria line and Overground providing speedy connections to the West End and City.

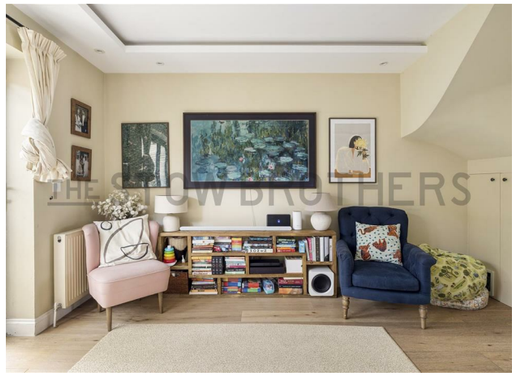
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IF YOU LIVED HERE...

Beyond the charming picket fence frontage, you'll find a wonderfully proportioned home where every inch has been thoughtfully considered. The kitchen sits at the front of the property, embracing one of our favourite interior trends. There's ample storage, quality appliances, a range-style cooker and a classic butler basin. The breakfast bar cleverly defines the space while allowing natural light to flow through to the spacious reception area at the rear.

During the warmer months, the garden is a real treat, with its secluded lawn providing a peaceful spot to relax. The garden studio is another standout feature, particularly as it's connected to the mains, making it a versatile space for work or hobbies.

Upstairs, both bedrooms are beautifully finished and feature built-in storage, alongside a stylishly designed bathroom. The loft has been converted to create an impressive principal bedroom, complete with generous eaves storage and a lovely ensuite featuring both a walk-in shower and a bathtub.

As for the area, you only have to step out on Eden Road during one of the local events such as the annual Walthamstow Village Jumble Trail to see what a fantastic community it has. Although the street is in the heart of Walthamstow Village, it has a feeling of seclusion thanks to the positioning of the square at the north end (an excellent place to sit with a coffee and people watch).

The ultra-friendly Castle gastro-pub, where a pianist plays every Friday, is a short hop, while slightly further you'll find fellow gastro-pub The Queens Arms, as well as the award-winning store Eat 17, poke bowl specialist Peeld, beautifully curated fruit and veg shop Bora and Son, top-rated chippy Orford's Fish & Chips and boutique Word Store to name but a few.



WHAT ELSE?
- Walthamstow Village is packed with history and you'll love having iconic landmarks such as the 15-Century Ancient House nearby. On the way you'll pass the much-loved Nags Head, as well as the access point to the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Malt Haus, Pillars and gin palace Mother's Ruin. There's SO much to explore, so prepare to be busy.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, the convenient chains found in the 17&Central shopping centre and Forest Cinema.
- Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow bringing world class entertainment to the borough.

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