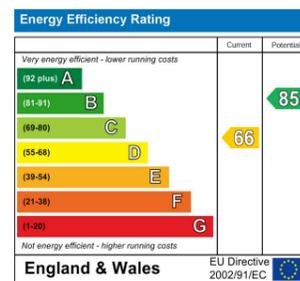




Total Area (Excluding Eaves Storage): 126.7 m² ... 1363 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



LANSDOWNE ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold

5 Bed House - Terraced



Features:

- Victorian Terrace
- Central Walthamstow
- Five Bedrooms
- Two Bathrooms
- Modern Kitchen/Diner
- Utility Room
- No Chain
- Council Tax Band C

A sumptuously appointed five bedroom Victorian terrace, spread across three luxurious storeys with a low-maintenance courtyard to the rear. Chain free for a hassle free move, it's all just a short stroll from our leafy Walthamstow Village.

Those all important transport links are also close at hand, Walthamstow Central station's a twelve minute walk or four minute cycle. From here the Victoria Line will speed you to Oxford Circus in twenty minutes, meaning you can be strolling the streets of Soho within half an hour door-to-door.

E11 & E7
hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

Land & New Homes
newhomes@stowbrothers.com
0203 325 7227

E4
hello4@stowbrothers.com
0203 369 6444

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IF YOU LIVED HERE...

You'll be relaxing with family and friends in your immaculate 130 square foot lounge. Natural light pours in from the classic bay window, original moulding runs overhead and plush, smoky grey carpet lies underfoot. It's all laid semi-open-plan to your similarly-attired and versatile second reception, via a twin set of internal doors. Perfect for zoning there's space for the whole clan to stretch out here.

Continue through and your kitchen/diner's a sparkling white affair in smart, glossy cabinets and a breakfast bar, with a constellation of recessed spotlights illuminating proceedings. Your ground floor is completed by a rustic bathroom with a shower over the L-shaped tub, and a skylit utility room leading to your outside space. Here you'll find a generous and completely private courtyard garden. Just add a smattering of colourful and fragrant pots for an inviting urban solace.

Back inside, and upstairs you'll find a total of three double bedrooms, the largest coming in at a huge 180 square feet, with leafy street views through the first floor bay window and cosy cream carpet throughout. Head up to the second storey and your larger loft bedroom's skylit and 145 square feet, while your fifth sleeper's a versatile double with a leafy garden view. Lastly, your

second bathroom's here, home to a sleek white suite including dedicated shower cubicle.

Outside and your tree-lined street is just a short stroll from the bustle and amenities of Hoe Street. From here you can be strolling the leafy streets of Walthamstow Village in six minutes. Justly renowned throughout the borough, this is an exemplary destination home to some of the finest independent bars, restaurants and gastropubs for miles around, offering up a dazzling array of drinks and cuisine. Whether it's mouth-watering Sunday roasts, authentic tapas, delicious pizzas, mouth-watering bistro classics, craft ales or artisanal gins - whatever the occasion there's an ideal establishment waiting.

WHAT ELSE?

- Parents are well-catered for here. There are twenty nine primary/secondary schools within a one mile radius, all rated 'Good' or better by Ofsted. Eight of these have 'Outstanding' status.
- Walthamstow Queens Road station is just a third of a mile on foot, for the Gospel Oak to Barking line.
- Cycling enthusiasts have a secure bike hanger right outside and can be at London's largest nature reserve, the 500 acre Walthamstow Wetlands, in less than ten minutes. Alternatively, the Q2 Cycleway is three minutes away on Selborne Road to whizz you to the City.



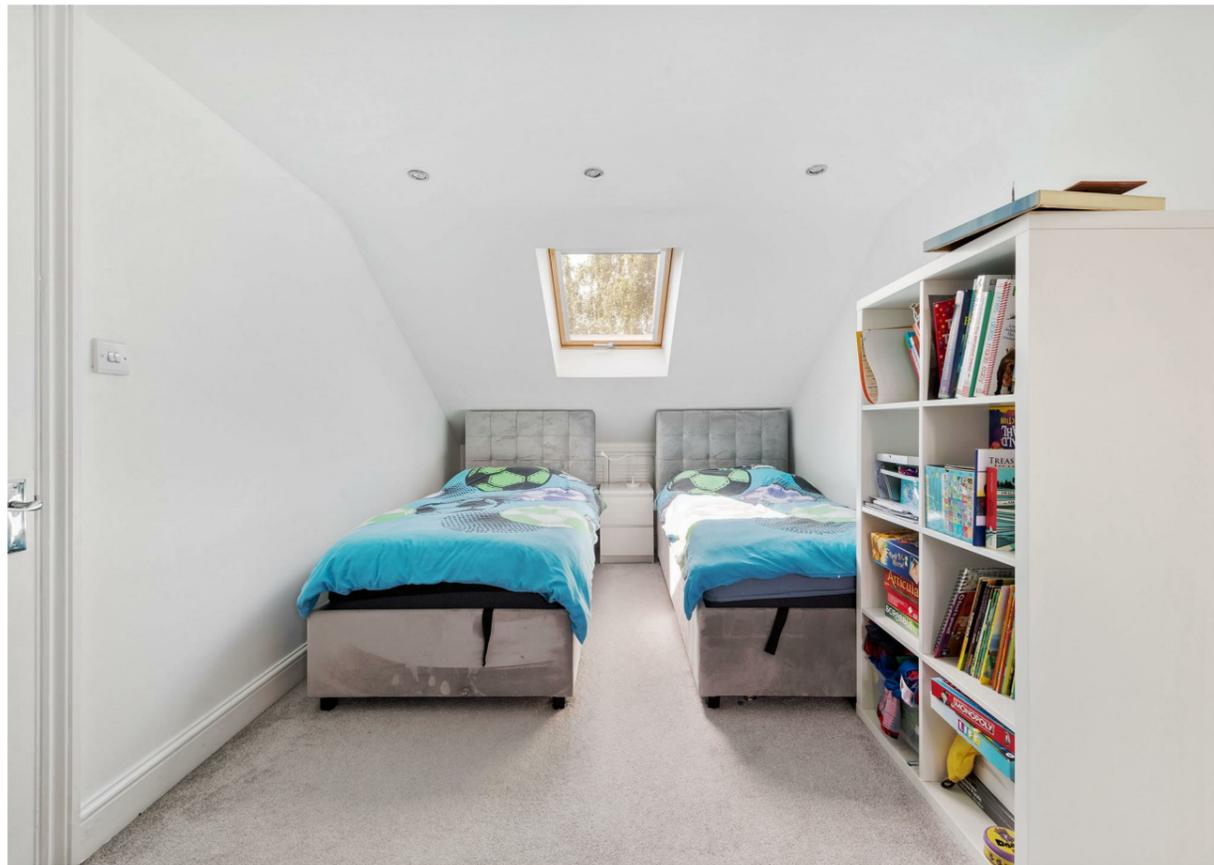
A WORD FROM THE OWNERS...

"We have loved bringing up our three young children here. Amazing local schools, transport and restaurants.

Walthamstow is changing rapidly for the better and we will be very sad to leave."

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Porch

Reception
10'9" x 12'9"

Reception
11'3" x 10'11"

Storage

Kitchen/Diner
14'4" x 11'4"

Storage

Bathroom
7'6" x 5'7"

Utility
4'11" x 8'11"

Garden

30'2" x 15'3"

Bedroom

14'3" x 12'7"

Bedroom

8'7" x 10'10"

Bedroom

8'11" x 11'4"

Bedroom

8'6" x 17'0"

Eaves storage

Bathroom
4'8" x 8'7"

Bedroom

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