

Total Area: 80.5 sqm / 866 sqft  
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. The 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.

- Reception  
10'4" x 13'3"
- Reception  
10'9" x 11'2"
- Kitchen  
7'11" x 9'3"
- WC
- Bedroom  
13'8" x 13'3"
- Bedroom  
8'6" x 11'2"
- Bathroom  
7'11" x 12'5"
- Garden  
approx. 30'0" x 15'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B			
(69-80) C		66	
(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	



## WELLINGTON ROAD, WALTHAMSTOW Offers In Excess Of £575,000 Freehold 2 Bed House - Terraced



### Features:

- Two Bedrooms
- Victorian Mid Terrace House
- Needs Modernisation
- First Floor Bathroom
- Private Rear Garden
- Walking Distance to Blackhorse Road Station

If you're looking for a project, this mid terrace two bedroom Victorian house in Walthamstow could be ideal. An increasingly rare find in this popular area, this house offers a great opportunity to create a fabulous family home whilst adding value. Located close to plenty of shops and green spaces, the property is also within easy walking distance of the stations at Blackhorse Road and Walthamstow Central.

REQUEST A VIEWING  
0203 397 9797

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

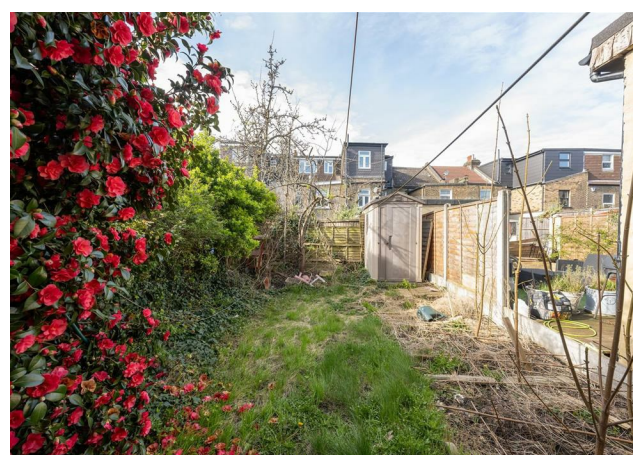
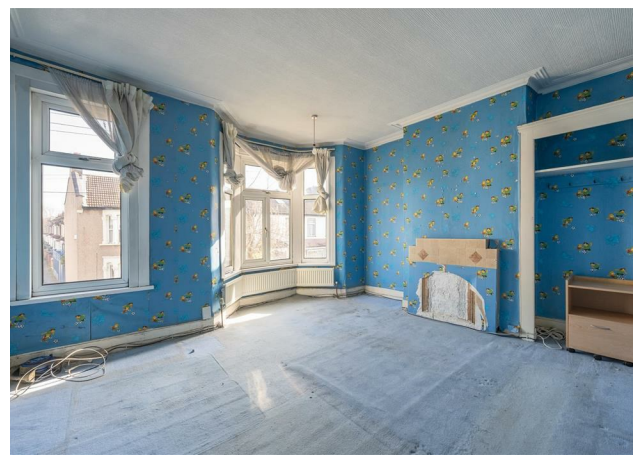
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



#### IF YOU LIVED HERE...

This property a great opportunity to create a lovely family home. On the ground floor there are two large living rooms: a front room with a bay window and a tiled fireplace, and a room to the rear with a view of the garden. The kitchen is accessed from a door in the rear living room, and beyond this there's a WC. The first floor has two double bedrooms and a large family bathroom. The main front bedroom at the front is unusually spacious, at 13'8" by 13'4". It has two windows including a large bay, and an art deco style marble fireplace. The west-facing garden has plenty of potential, with space for a terrace, lawn, planting and a shed or garden studio. The property is in a dilapidated condition throughout, but a glance at the neighbouring properties reveals the scope not only to renovate but also to add much more space to this 866 sq ft house by extending to the rear and into the loft. It's easy to visualise the transformation of this property into a fabulous family home.

#### WHAT ELSE?

Ideally located between Blackhorse Lane and central Walthamstow, this property has the best of both worlds, with easy access to a wide selection of shops and services, from the local shops a couple of minutes away on Forest Road, to the eclectic independents, breweries, and taprooms of Blackhorse Lane, and the high street stores and many amenities in the town centre.

It's just a ten minutes on foot to Blackhorse Road station which is on the overground and the Victoria line, with 13 minute journeys to King's Cross.

There's great access to a variety of green spaces, with Lloyd Park and Walthamstow Wetlands both about half a mile away, and Epping Forest, Hackney Marshes, and the Olympic Park all within 2-3 miles.



#### 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

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM