

Total Area: 99.0 m² ... 1066 ft² (including Garage & excluding Garden)
All measurements are approximate and for display purposes only

- Reception room
12'11" x 18'2"
- Dining room
9'4" x 12'0"
- Kitchen
8'11" x 16'6"
- Bedroom
12'11" x 10'9"
- Bedroom
8'11" x 11'11"
- Bathroom
8'7" x 11'1"
- Garden
approx. 13'11" x 24'4"
- Garage
16'3" x 9'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PRETORIA AVENUE, WALTHAMSTOW Offers In Excess Of £725,000 Freehold 2 Bed House - End Terrace



Features:

- Two Bedrooms
- Victorian End Of Terrace
- Beautifully Presented
- Spacious Lounge
- Kitchen/Diner
- Close to Walthamstow Wetlands
- Short walk to Blackhorse Road Station
- Close to Walthamstow Wetland

A unique and perfectly placed two bedroom Victorian end of terrace, on a corner plot just moments from lively Blackhorse Lane. Sleek contemporary design blends seamlessly with vintage features throughout, and you have a sheltered rear courtyard.

That rear patio garden's home to a unique, 150 square foot brick studio. With bow window overlooking your courtyard and double garage doors opening up to Lime Street. A wealth of inspiring scope for further development here.

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

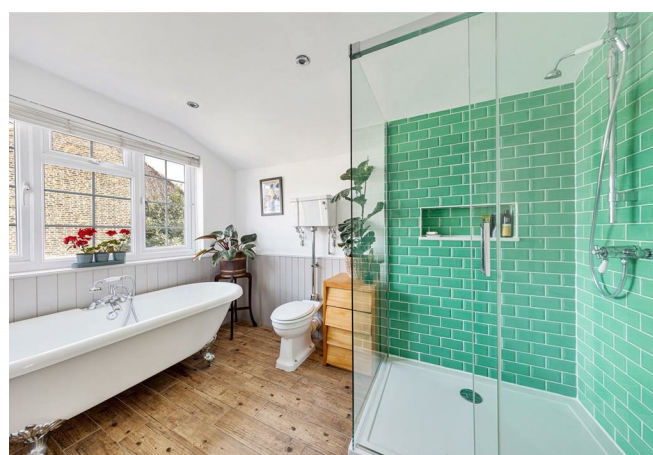
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Step through your front door surrounded by ornate original mouldings, and your impressive front reception is straight ahead. A substantial 200 square foot, in here you have original timber flooring, artfully restored, and offset by a jet black vintage hearth and mantel. Move to the rear, and your open plan kitchen/diner comes decked out in a handsome pale grey suite of cabinetry, below rich timber worktops and a metro tile splashback. Your dining area adds another 110 square feet of sociable space, with pale blonde hardwood underfoot, overseen by a striking, stately statement wall.

Head up that striking smokey green timber staircase and your principal bedroom to the front is a generous 140 square feet, with leafy treetop views, original floorboards and a wealth of floor to ceiling mirrored storage. Back out to your pink plaster landing and bedroom two's another pristine double, while your family bathroom sits at the end of the hall. A vintage masterpiece, here you have a freestanding, clawfoot tub, vessel sink and a gorgeous walk in rainfall shower cubicle, strikingly finished in jade letterboxes.

Outside and it's barely five minutes on foot to Blackhorse Road station, for speedy fifteen minute runs to King's Cross via the Victoria line, putting the heart of London just twenty minutes away door to door. Just past the station you'll find the much loved Blackhorse Beer Mile, a collection of independent craft breweries, taprooms and beer gardens, from the gigantic, family friendly Big Penny Social to the secluded delights of Exale and Hackney Brewery. Plus for vino fans there's the Renegade Urban Winery.

WHAT ELSE?

- Parents will be pleased to find twenty one 'Outstanding' or 'Good' primary/secondary schools all less than twenty minutes' walk away.
- Barely overlooked and featuring side access thanks to your corner plot, your secluded low maintenance courtyard totals an impressive 330 square feet, curvaceous raised beds are home to diverse greenery and of course at the end you have that substantial, flexible studio/garage, ideal for turning to all manner of purposes.
- London's largest nature reserve, the 500 acre Green Flag award winning Walthamstow Wetlands, is just a half mile on foot. You'll forget you're in London.



A WORD FROM THE OWNER....

"This house has proved to be a fantastic home. With such a clean and solid structure, we found it very easy to move in and immediately make our mark. Being on the end of terrace, the whole house feels very light. The floorplan is ideal for hosting, and we have really appreciated having the separate spacious front room and kitchen. With two generous sized bedrooms, we are able to have friends and family to stay at any time. We love to cycle. Having side access has been ideal. The garage is extremely useful to put all your extra belongings. It is also ripe for development into a new home studio. Living on Pretoria Avenue has been perfect. It's location is second to none. In no time you can be on the marshes and wetlands, or over to the breweries. We've also really enjoyed living near St James Street, with it's array of great shops (The International Supermarket is a total winner!) and restaurants. We have particularly appreciated the arrival of True Craft Pizza. Walthamstow strikes the perfect balance of green spaces and immediate access into Central London. We hope you enjoy living here as much as we have."

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM