

GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

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.

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Lounge
12'1" x 10'2"

Dining Room
11'9" x 11'5"

Kitchen
10'2" x 8'2"

Bedroom
13'9" x 10'5"

Bedroom
11'5" x 8'2"

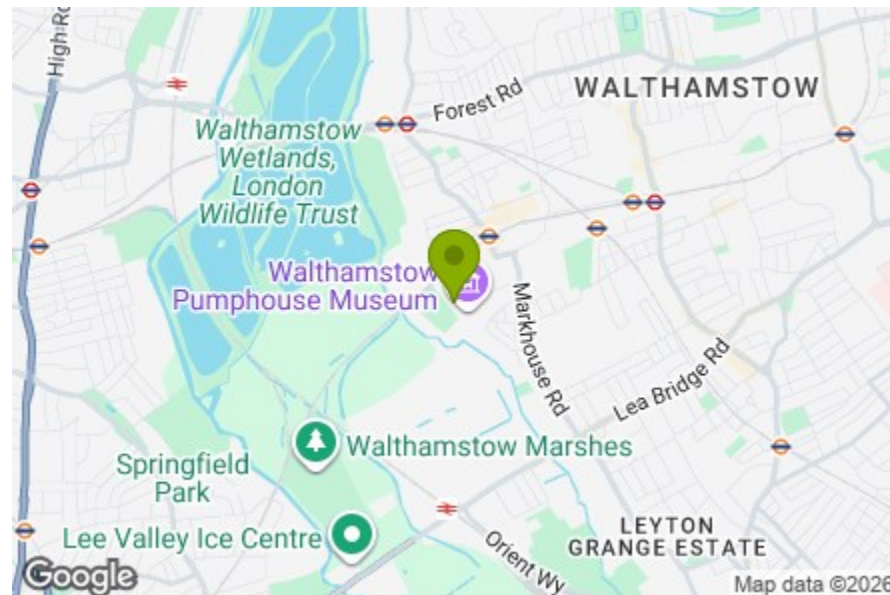
Bathroom
10'2" x 8'2"

Utility Store

Bedroom
12'5" x 12'1"

Ensuite
6'10" x 3'11"

Bedroom / Study
9'6" x 8'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HARTINGTON ROAD, WALTHAMSTOW Offers In Excess Of £825,000 Freehold 4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Beautifully Presented
- Two Bathrooms
- Arranged Over Three Floors
- Private Garden

A handsomely appointed, impeccably finished four bedroom family home, completely perfect over all three storeys and with an equally pristine rear garden. It's all just a handful of footsteps from the open green space of St James Park.

Brimming with perfectly preserved vintage style and character across all 1100 square feet, and enviably sat on a peaceful no through road ending at St James Park, this is a truly lovable treasure trove in an ideal spot.

REQUEST A VIEWING
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IF YOU LIVED HERE...

That classically handsome brick frontage will make an impressive first impression as you arrive outside. Walk up the path and your welcoming hallway opens directly onto the bright, spacious through lounge. In here you have an artfully divided 280 square foot sociable space, with blonde herringbone hardwood underfoot, twin blank hearths and natural light flowing in from front and back.

To the rear, your kitchen's another flawless affair, with banks of striking Hague blue cabinets, finished with brass fixtures and sat below solid white worktops and metro tiled splashbacks. There's even a large Dublin sink with copper fittings. Your garden's accessed from here, and it's every bit as elegantly composed as the interior. A lush, manicured lawn sits between a large patio and raised timber deck to the rear. There's even a handy shed.

Upstairs and your principal bedroom is a substantial, 140 square foot double, finished in forest green up to the dado rail, with vintage floorboards underfoot and bistro shutters on the windows. Bedroom two's another double, in pristine white, while the first of your two bathrooms is striking in floor to ceiling metro tilework, with a clawfoot tub and rainfall shower cubicle. Upstairs you've a skylit sleeper to the front complete with gleaming en suite shower room. Bedroom four to the rear completes things in style.

Outside and St James Street station is less than half a mile on foot, with direct twenty minute runs to Liverpool Street putting the City less than half an hour away door to door. Next door to the station you'll find CRATE St James, a bustling social and cultural hub home to a huge range of independent businesses from burger bars to yoga studios. You're also at the bottom of our famous High Street here, for Europe's longest street market.

WHAT ELSE?

- Heading to the West End? Blackhorse Road tube is just fifteen minutes' walk (or five by bike) for direct twenty minute runs to Oxford Circus via the Victoria line.
- Parents will be pleased to find no fewer than fourteen primary and secondary schools, all rated 'Outstanding' or 'Good' by Ofsted and all less than a mile on foot. The 'Outstanding' St Saviour's primary is just ten minutes' stroll.
- St James Park is great to have on your doorstep, but if you really want to lose yourself in nature take the ten minute walk to our 500 acre Walthamstow Wetlands, London's largest nature reserve.



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 ASSISANT BRANCH MANAGER

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