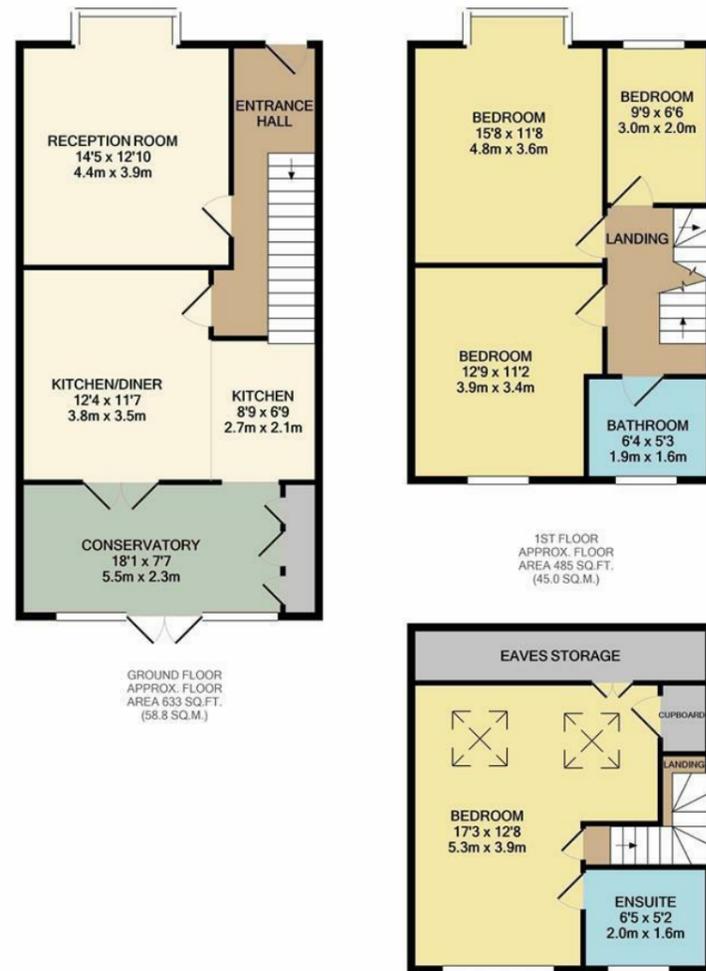


THE STOW BROTHERS

EST 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.2 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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Seafood Road, London
Offers In Excess Of £900,000 Freehold
4 Bed House - Terraced



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		47	58
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

S/B

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0203 397 9797
hello17@stowbrothers.com

→ Our Wanstead Home
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hello11@stowbrothers.com

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Features

- Four bedrooms
- Edwardian mid terrace
- Brick fronted
- Central location
- Converted loft with amazing views
- Well presented
- Extended to rear
- Private garden
- Short walk to Walthamstow Central



A divine and delectable four bedroom Edwardian mid-terrace spread across three floors and located in one of our most enviable, rarely-available addresses in the heart of our wonderful borough. Immaculately finished throughout, you have an expertly extended kitchen/diner, conservatory and rear garden.

From the landscaped gardens of Lloyd Park, the comprehensive transport links of Walthamstow Central, and the peaceful streets of Walthamstow Village, here you have everything that makes Walthamstow so special right on your doorstep.



A WORD FROM THE OWNER.....

"For nearly a decade this lovely house has been our home, and we are genuinely sad to be moving away from our friends on Seaford road and the wonderful Hilltop and E17 community.

It's an unbeatable location, so central with everything on your doorstep including the village, restaurants, and beautiful Lloyd Park with the William Morris Gallery. You're close to all the brilliant transport links and surrounded by a choice of outstanding schools - it's such a great place to bring up a family.

The house is packed full of beautiful original features, and coupled with the view from the top room with its spectacular sunsets makes this a very special property indeed."





➤ You'll be welcoming friends and family into your stately 175 square foot lounge with a bay window ushering in streams of natural light, plush carpet underfoot and beautiful vintage features including a ceiling rose, intricate moulding and a completely covetable original fireplace and mantel embellished with the intricate detailing of the period and flanked by an on-trend ebony statement wall.

Next door's your immaculately appointed kitchen/diner totaling a capacious 205 square feet. Your dining area sits alongside an achingly contemporary charcoal statement wall enjoying pendulum filament lighting overhead, handsome timber floorboards underfoot, another vintage ebony fireplace and truly incredible views out to the garden; quite a hosting space indeed. Your kitchen area's no less impressive with its breakfast bar, solid timber worktops, recessed under-cabinet lighting and a smart brushed chrome backsplash.

Through to your impeccably conceived 140 square foot conservatory and you've the perfect place to kick back and relax – the whole space is flooded with natural light courtesy of windows spanning the entirety of the ceiling and breadth of the rear wall, artfully segmented by timber and blessed with a gorgeous exposed brick interior wall. Throw back the French doors and it all opens out to your lovingly-tended rear garden – a glorious mix of patio area leading down to a lush lawn and thriving sleeper beds. This is a peaceful and barely-overlooked space surrounded by high fences for privacy; the ideal spot to catch the sun or entertain al fresco.

Back inside and head up the stairs for bedroom one - a huge 185 square foot double complete with bay window, yet another incredible vintage fireplace with ornate turquoise-tiled surround plus built-in storage. Bedroom two's another incredibly generous double of 140 square feet with more built-in storage, another period hearth and a tranquil garden view. Your third bedroom's a generous single and a vision in white, while your family bathroom comes dressed in large format sandstone tiles with tub and shower. Lastly, head upstairs to have your breath taken away by your exquisite 190 square foot loft penthouse's twin skylights, tower radiator, some of the most incredible views over the city we've seen in quite some time and a truly immaculate en suite.

Outside, and nearby highlights are too numerous to detail, but having Walthamstow Village on your doorstep will be a daily delight. The peaceful, part pedestrianised streets, historic architecture and greenery are home to some of the finest bars, restaurants and foodie pubs for miles around. From the family-friendly pub lunches at The Queens Arms and The Castle, to the cocktail cool of Eat17 and the cosy fires and fairy lit beer garden of The Nag's Head, there's something for everyone.

WHAT ELSE?

- Local schools are plentiful and high quality, you have twenty eight schools and colleges within a one mile radius rated 'Good' or better by Ofsted, six of which are deemed 'Outstanding'.
- Whatever your fitness goals, Waltham Forest Feel Good Centre has you covered, with a huge array of facilities from pools, a gym, climbing wall, trampoline park and more. It's just over half a mile away on foot.
- Walthamstow Central station is a commuter's delight, only a nine minute stroll away, it'll get you directly to Oxford Circus in just twenty minutes and since we're at the top of the Victoria line you'll always get a seat. Heading to The City? You can also get directly to Liverpool Street in twenty minutes via the overground.

