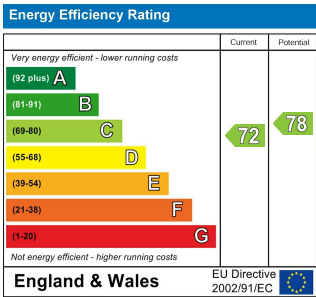




Total Area: 86.2 m² ... 928 ft² (excluding lean to, loft room, eaves storage)
All measurements are approximate and for display purposes only.



LUTON ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold

2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Victorian Mid Terrace
- Immaculately Presented
- Kitchen Diner
- Open Plan Downstairs
- Loft Room
- Close to Blackhorse Road Station
- Short Walk to Lloyd Park

This stylish Victorian terrace pairs period charm with thoughtful modern updates in a well-connected corner of Walthamstow. Spread across three levels, it features two inviting bedrooms, a versatile loft room, and a kitchen diner that opens up the living space beautifully. The layout is open and flooded with natural light, designed with contemporary living in mind. Ideally positioned just a short stroll from Lloyd Park and a little over ten minutes from Blackhorse Road station, it offers the perfect blend of comfort, character and convenience.

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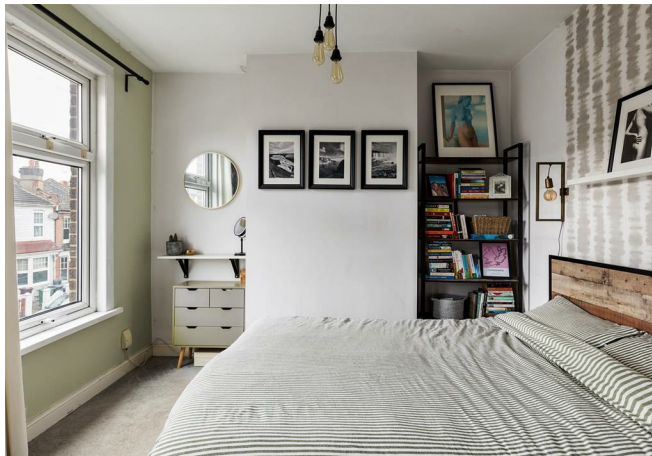
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IF YOU LIVED HERE...

This beautifully arranged home unfolds over three levels, beginning with an inviting through lounge that stretches the full depth of the property. A bay window draws in natural light at the front, highlighting pale wood flooring and a calming palette. The living area flows effortlessly into a generous dining space, framed by exposed beams and enhanced by built-in shelving and a statement chimney breast. French doors at the rear offer a direct line of sight to the garden, while practical understairs storage is neatly tucked beside the staircase.

At the back of the house, the kitchen is bright and thoughtfully laid out, with integrated appliances, full-height cabinetry and a clean, crisp finish. A timber breakfast bar adds warmth and a casual perch, while glazed double doors open directly to the garden. Just off the kitchen, the lean-to offers additional utility space, discreetly enclosed for internal use.

Outside, the garden is a low-maintenance haven with established greenery and a useful timber shed. Paved throughout, it presents an excellent canvas for landscaping or outdoor dining arrangements.

Upstairs, the main bedroom spans the front of the property, enhanced by two large windows. There's also generous space to incorporate built-in storage. The rear bedroom is quieter in tone, compact yet efficient, and includes overhead cupboards along with a built-in cupboard under the stairs. The bathroom pairs monochrome styling with contemporary touches, featuring open shelving and patterned flooring.

At the top, the loft room provides a bright and flexible space with eaves storage and a peaceful outlook.

Set within a vibrant pocket of Walthamstow, the surrounding area offers a rich mix of green spaces, independent food spots and cultural highlights. Just around the corner, The Italian Bakery draws a loyal crowd with its freshly baked bread and strong coffee, while a little further afield Bulhner & Co serves up seasonal plates in a relaxed, designed setting. Lloyd Park is just ten minutes away on foot, perfect for morning strolls, weekend browsing at the local market, or visits to the William Morris Gallery, which sits proudly within its grounds. Nature lovers can head towards Walthamstow Wetlands, a vast and peaceful nature reserve with trails and reservoirs offering an escape from the city buzz. When it comes to nightlife, Big Penny Social on the Walthamstow Beer Mile delivers great drinks, food and events in a laid-back warehouse-style venue. A neighbourhood where creativity, community and convenience go hand in hand.

WHAT ELSE?

For quick and easy travel, Blackhorse Road station is close by, offering both Victoria Line and Overground services. A little further on, St James Street station provides additional Overground links into Liverpool Street, expanding your options for commuting or weekend outings. With both stations within comfortable walking distance, this location blends residential calm with excellent connectivity.



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 ASSISTANT BRANCH MANAGER

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Reception Room

26'6" x 15'1"

Kitchen

13'3" x 10'3"

Lean To

13'3" x 3'11"

Bedroom

15'3" x 10'6"



Bedroom

11'4" x 9'3"

Bathroom

8'3" x 5'7"

Loft room

15'3" x 9'10".9'10"

Garden

16'4"



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