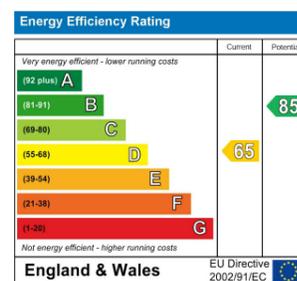


Total Area (Excluding Eaves Storage): 109.8 m² ... 1182 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



MARKHOUSE AVENUE, WALTHAMSTOW

Offers In Excess Of £975,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom Period House
- Beautiful Double Bay and London Brick Frontage
- Extended Open Plan Kitchen Diner
- Large Landscaped South Facing Garden
- Downstairs WC
- Family Bathroom with Freestanding Bath and Shower
- Loft with Two Bedrooms and En-Suite
- St James Street Overground Station: 0.2 miles
- Close to St James Park & Walthamstow Wetlands

This enviably located and immaculately restored four-bedroom period home sits behind a striking double-bay London brick frontage, with a pleasing amount of original features inside. There's an open-plan kitchen/diner, a separate reception, two bathrooms and a WC, plus a lovingly landscaped, south-facing garden.

The location is equally impressive. Positioned just moments from St James Street, with Blackhorse Road and Walthamstow Central also easily accessible, you'll have a wide choice of amenities on your doorstep, as well as excellent transport links into central London and beyond.

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IF YOU LIVED HERE...

Beyond that timeless brickwork, you'll find an impressive home with a careful balance of traditional features and contemporary updates packed into its 1182 square feet.

At the front, the spacious reception is immaculate, with considered decor, smart flooring and a striking marble fireplace. Head to the rear and you'll find your stunning kitchen/diner, complete with sleek units, stylish fittings, high-spec appliances and a central island at the heart. It's all brilliantly bright thanks to the sky lights and generous sliding doors, while the WC and in-built storage will provide much convenience.

Outside, you'll discover a beautifully landscaped south-facing garden, complete with decked patio area to make the most of the sunshine.

Upstairs, the first floor offers two spotless bedrooms, along with a generous family bathroom, which has both a freestanding bathtub and separate shower. Finally, the loft provides two further rooms, including a master with contemporary ensuite and eaves storage.

This whole part of E17 has boomed with youthful energy in recent years, with several independent businesses opening. At the heart there's the well-established CRATE St James, an eclectic collection of ventures housed in containers, but there's plenty of other perks on your doorstep, including excellent coffee shop, Weirdough Bakery, tasty brunch spot The Curious Goat and bar/pizzeria True Craft. You're just a short

hop from Blackhorse Beer Mile, featuring some of East London's most exciting breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social.

You've also got Europe's longest market which runs along the High Street nearby, plus Forest Cinema, Soho Theatre and 17&Central shopping centre a short stroll away in Walthamstow Central.

Need to escape beyond Walthamstow? St James Street station is five minutes on foot for quick access to Liverpool Street on the Weaver Overground, while Blackhorse Road and Walthamstow Central are both a bit further for the speedy Victoria line. You also have access to the Suffragette line nearby at Walthamstow Queen's Road.

WHAT ELSE?

- Lloyd Park, Walthamstow Wetlands and St. James Park are all reachable on foot, so you'll never be far from nature.
- Fancy doing something a bit different? Situated in Walthamstow Pumphouse Museum - a five minute walk away, supperclub.tube offers an incredible dining experience in a refurbished tube carriage.
- Parents will be pleased to know you have plenty of popular primary/secondary schools in the area.



A WORD FROM THE OWNER...

"We have so many great memories in this house and living in the St James community. The house has a large south facing garden backing onto allotments, therefore being one of the few overlooked gardens in the area. It has been a brilliant BBQing spot for many of our friends and family. Having St James Park at the end of the road has been perfect with having young children, with great local coffee and brunch spots nearby including Weirdough, Beaten by a whisker and The curious goat. There is also a local night scene with the Oifa club, 56, Crate and the Blackhorse breweries not far away. Being City workers, the options of commuting are fantastic - St James Street station and the Victoria line are both within walking distance. Markhouse Avenue has been a great place to live with a lovely community and neighbours always being willing to help in any way."

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Reception
11'0" x 12'7"

Kitchen/ Diner
14'1" x 21'6"

WC

Bedroom
14'3" x 12'7"

Bedroom
8'11" x 10'10"

Bathroom
7'8" x 9'10"

Bedroom
8'11" x 16'2"

Ensuite
3'9" x 7'6"

Bedroom
8'1" x 10'6"

Garden
53'11" x 14'11"



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