



Total Area: 103.0 m² ... 1109 ft² (excluding garden office 118 sq ft, eaves storage)
All measurements are approximate and for display purposes only



MARKHOUSE AVENUE, WALTHAMSTOW

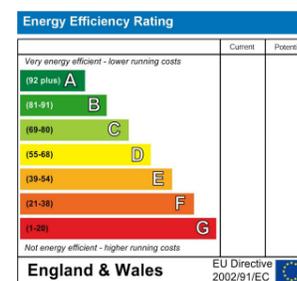
Offers In Excess Of £875,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom Freehold House
- Stunning London Brick with Double Bay
- Extended Kitchen
- Downstairs WC
- Family Bathroom with Shower and Bath
- Converted Loft with Eaves Storage
- South Facing Rear Garden
- Garden Studio Office
- Moments to St James St Station

A handsome three bedroom freehold mid terrace on Markhouse Avenue, with a classic London brick frontage and double bay, moments from St James Street station. Inside, you have 1,227 square feet of well balanced living space, excluding eaves storage, plus a south facing rear garden and a separate garden studio office. It's a home that feels both generous and grounded, set in the ever popular St James pocket of Walthamstow.



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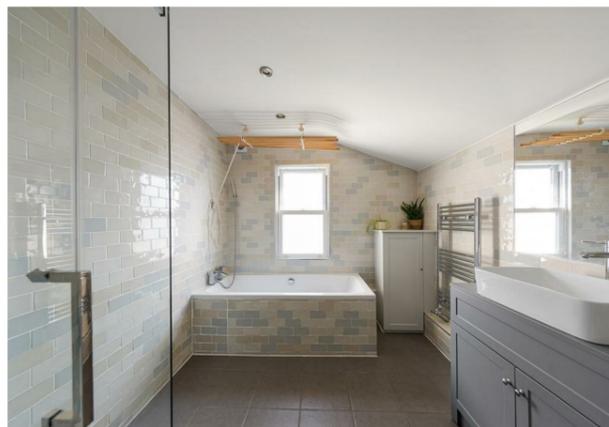
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IF YOU LIVED HERE...

Step through the front door and the house unfolds with real ease. A bright hallway leads you through to a pair of reception rooms, with the front room settled into the bay and a second reception flowing on behind. There's a downstairs WC off the ground floor too, which is always useful in day to day family life. The overall feel is calm and welcoming, with soft neutral tones, fitted shutters and a lovely sense of light running through the house.

To the rear, the extended kitchen is a real focal point. Recently installed, it's been thoughtfully finished in muted green tones with clean lines, generous worktop space and doors opening straight onto the garden. The dining area links naturally with the rest of the ground floor, giving the whole space an easy rhythm for everyday living, while underfloor heating in both the kitchen and bathroom adds an extra layer of comfort.

Upstairs, the first floor is home to two well proportioned bedrooms and a family bathroom with both a separate shower and a bath. The principal bedroom spans the front of the house and makes the most of that handsome double bay, while the second

bedroom sits to the rear. On the top floor, the converted loft creates a beautifully tucked away third bedroom with eaves storage and air conditioning. Outside, the south facing rear garden stretches to almost forty six feet and enjoys an unusually open outlook, backing onto allotments rather than other houses. At the far end, the garden studio office gives you a smart, separate space to work, think or simply step away for a while.

WHAT ELSE?

St James Street station is just moments away, and the Victoria line is also within walking distance for quick connections across London.

St James Park is right at the end of the road, which makes a real difference day to day.

Weirdough is close by for coffee and pastries, while the OLFA Club, 56 and the Blackhorse breweries are all within easy reach. The garden offers a rare outlook over allotments, allowing privacy and open sky behind.



A WORD FROM THE OWNERS

"This house has been an amazing place to live and has truly felt like home from the start. One of the things we've always loved is the south-facing garden—backing onto allotments rather than other houses and complete with its own cherry blossom tree, it feels unusually open and private. The view of the trees from the attic window is something we never got tired of, and downstairs the open-plan space is always filled with light, making it such a nice place to spend time together.

The St James area has been perfect for our day-to-day life. Having the park just at the end of the road has been invaluable with a little one, and Weirdough being right on the doorstep has been a dream—the pastries are the best around. The road itself feels calm and residential, but you're still just a short walk from great cafés, coffee spots, and places to go for a drink like the OLFA Club, 56 and the Blackhorse breweries.

It's also been incredibly easy to get around, with St James Street station and the Victoria line both within walking distance. What's made the biggest difference, though, is the feel of Markhouse Avenue—it's such a warm, neighbourly street where people genuinely look out for each other, and that's something we'll really miss."

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Reception Room
12'5" x 10'11"

Bathroom
9'5" x 7'11"

Reception Room
10'11" x 8'10"

Bedroom
17'4" x 10'2"

Downstairs WC

Eaves Storage

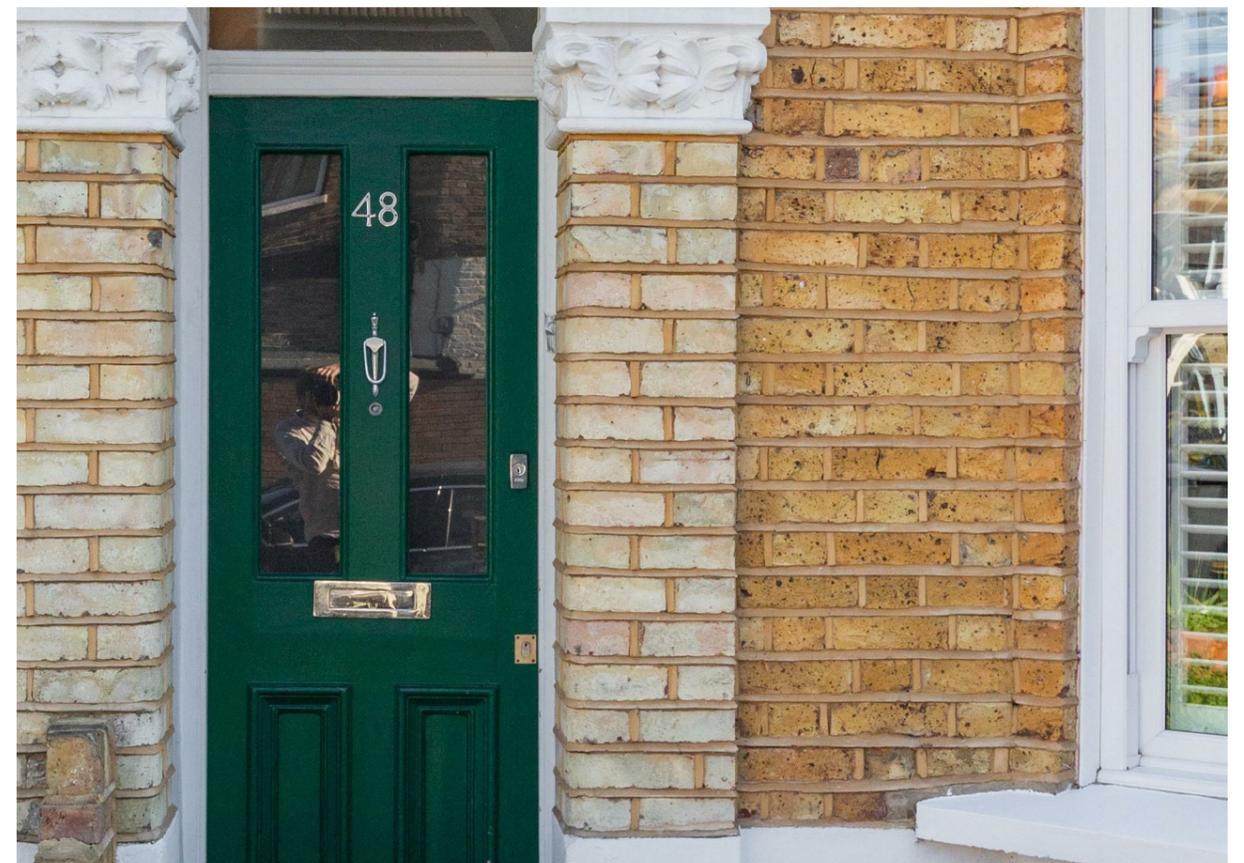
Kitchen
13'6" x 9'9"

Garden
45'11"

Bedroom
14'1" x 12'6"

Garden Office
11'8" x 10'0"

Bedroom
11'0" x 8'11"



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