



- Reception Room
11'8" x 13'1"
- Kitchen/Diner/Reception Room
24'5" x 27'1"
- Utility Room
6'8" x 4'4"
- Study
6'11" x 11'3"
- Bedroom
16'5" x 12'10"
- Bedroom
13'10" x 11'5"
- Bedroom
9'2" x 11'5"
- Bedroom
6'11" x 9'0"
- Shower Room
6'0" x 8'7"
- Ensuite
6'2" x 8'7"
- Garden
26'2" x 40'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	81
		EU Directive 2002/91/EC	



GROSVENOR PARK ROAD, WALTHAMSTOW Offers In Excess Of £1,500,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- Victorian Terrace
- Beautifully Presented Throughout
- Rare to Market
- Extended Kitchen Diner
- Secluded Large Rear Garden
- Over 1700 Sq Ft
- Two Bathrooms
- Walthamstow Village Location
- Quiet Residential Street

Unfolding across two floors of beautifully considered living space, this four-bedroom home enjoys a prime position on a sought-after street in the heart of Walthamstow Village. While the location is undoubtedly a standout feature, there is plenty to admire inside too, from the elegant period details and immaculate interiors to the secluded rear garden and impressive kitchen/diner extension. The home also offers excellent practicality, with two bathrooms on the first floor, alongside a ground floor WC, utility room and dedicated study.

Beyond the front door, you'll find an exceptional selection of independent eateries and gastropubs right on your doorstep. Walthamstow Central station is just a six-minute walk away, providing access to the Victoria line and Weaver Overground services.

REQUEST A VIEWING
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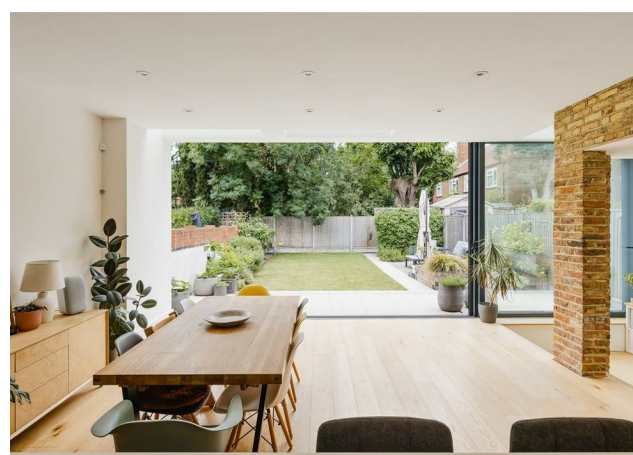
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IF YOU LIVED HERE...

You'll love the level of thought and care that has gone into restoring this home. Every inch is immaculate, with a timeless style that will continue to impress for years to come, supported by the extensive 2018 renovation and thoughtful upgrades throughout.

From the moment you arrive, the striking frontage sets the tone for what lies within. The reception room is warm and elegant, with beautiful bay sash windows and carefully considered details, including bespoke carpentry. The adjoining study provides a wonderfully practical addition.

To the rear, the kitchen-diner extension is a superb example of architectural design and an entertainer's dream. Natural light pours in through the generous glazing, illuminating the sleek worktops, refined units and immaculate finishes throughout. Exposed brickwork adds warmth and texture, while the versatile recessed nook creates a charming space to relax or play.

The ground floor is further enhanced by zoned underfloor heating throughout, plus a stylish WC and separate utility room, offering everyday convenience.

Upstairs, you'll find four beautifully styled bedrooms, including an impressive master with built-in storage and a stylish ensuite. A contemporary family bathroom completes the first floor. Both bathrooms enjoy the comfort of a wet underfloor heating system.

Outside, the secluded and unusually wide rear garden offers a fantastic escape, with a sun-trap patio, a generous lawn and a lush mix of mature greenery.

One of the advantages of this setting is the street itself, which enjoys the calm of being in a low-traffic neighbourhood thanks to a scheme that restricts through traffic. In addition, the house is effectively semi-detached, as it is only joined at the front facade on one side. This creates a beautifully peaceful atmosphere.

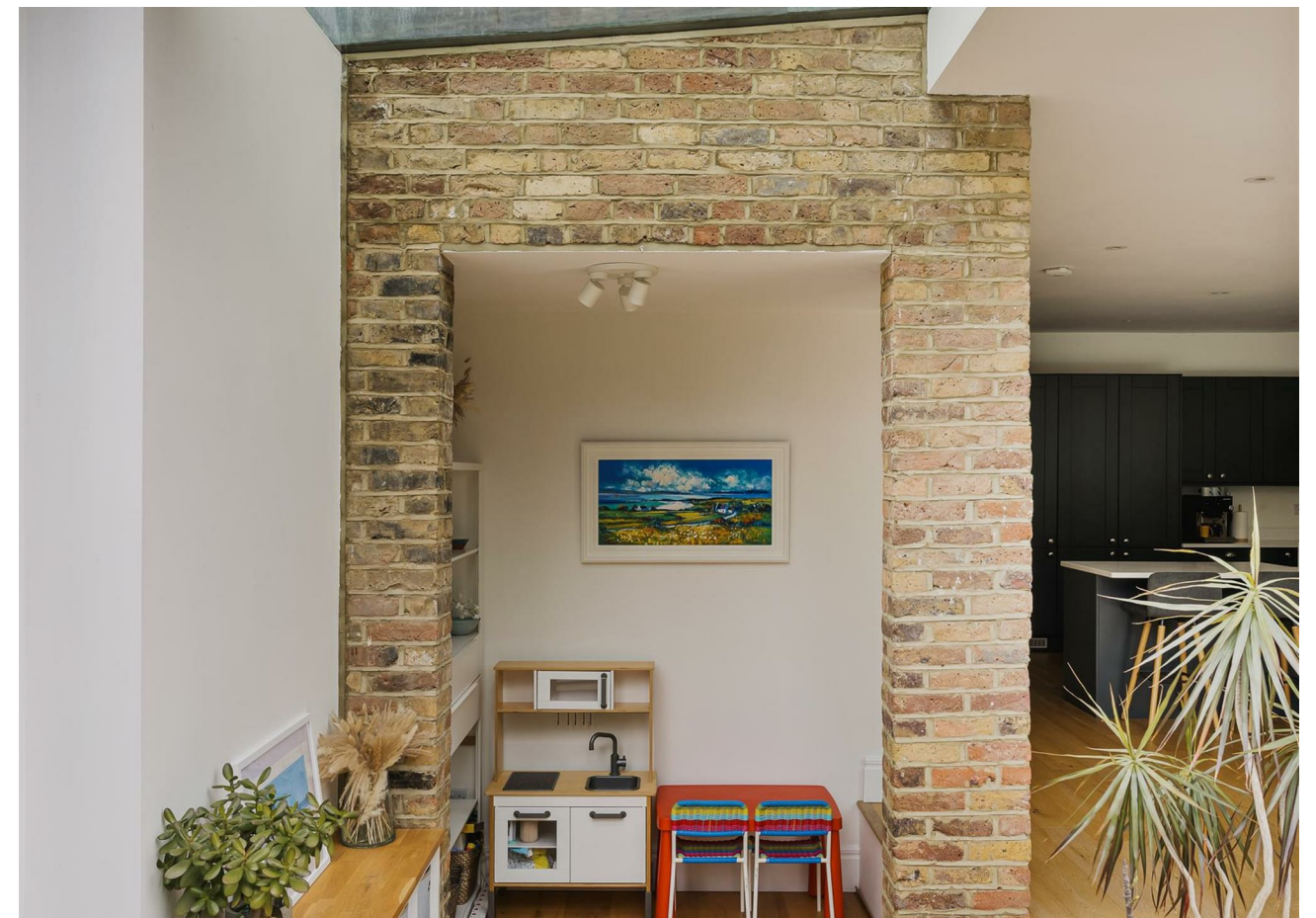
As for beyond, you'll love the charming and eclectic architectural style of the properties found nearby. The entire Walthamstow Village neighbourhood is packed with history and character, as well as a wonderful mix of amenities, which the national press can't stop talking about...

For instance, a short stroll away on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and gorgeously curated Bora & Sons. Lunch on the go? You'll be pleased to have poke bowl specialist Peeld, Orford Fish and Chips and the Village Bakery so nearby. Treat dinner? Look no further than Ruff's Bistro.

WHAT ELSE?

- Parents will be pleased to know you have an abundance of highly regarded schools nearby. Meanwhile, kids will be delighted to discover Wingfield Park is just a few metres away too.

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space including Lloyd Park, which houses the William Morris Gallery, Fellowship Square with its impressive fountains, and Hollow Ponds at the cusp of Epping Forest. - Head to Walthamstow Central for Europe's longest street market along



WORD FROM THE OWNER...

"We fell in love with this house for reasons that aren't all obvious — it's wider than most, giving great room and garden proportions, quieter than you'd expect (it's actually semi-detached with a joined facade), and far more private than a Victorian terrace has any right to be. We renovated it to bring back its character, improve energy efficiency, all while making it work for modern family life. The result is a home that genuinely surprises people when they walk in. The kitchen/living space is the heart of it — with huge sliding doors, great for Summer and entertaining — and yet there's always somewhere to retreat to, whether that's the snug, the office or stepping down to the lowered area tucked to one side. We'll also miss the incredible outlook: Wingfield Park to the front, a mini 'woodland' behind, and barely a neighbour in sight. It's a rare thing in Walthamstow. And finally, the Grosvenor Park road community is a truly special thing to be a part of. We will deeply miss the friends we have made here. Spoilt for choice, in catchment for multiple excellent schools both Primary and Secondary"

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