



Total Area (Excluding Eaves Storage & Garden): 89.5 m<sup>2</sup> ... 964 ft<sup>2</sup>  
 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.

- Reception  
12'8" x 13'11"
- Kitchen/Diner  
19'9" x 10'1"
- Bedroom  
12'9" x 12'11"
- Bedroom  
12'8" x 9'5"
- Bedroom  
10'6" x 6'4"
- Bathroom  
10'5" x 11'5"
- Bathroom Ensuite  
7'11" x 6'9"
- Dressing Room  
7'11" x 7'4"
- Garden  
37'8" x 23'5"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	81
(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	EU Directive 2002/91/EC



## HAMILTON ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold  
3 Bed House



### Features:

- Three Bedroom House
- Two Bathrooms
- Beautifully Presented
- Kitchen Diner
- Arranged over Three Floors
- Higham Hill Location

A beautifully presented three-bedroom house in Walthamstow's Higham Hill, arranged over three floors and offering a warm, thoughtfully styled home with plenty of practical space. From here, you're well placed for Lloyd Park, Blackhorse Road and the wider E17 food and drink scene, while still enjoying the quieter, residential feel that makes this pocket so appealing.

REQUEST A VIEWING  
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**IF YOU LIVED HERE...**

Step inside and you'll find a welcoming front reception, complete with a bay window, wood flooring and a rich, confident colour palette that gives the room a cosy, characterful feel. To the rear, the kitchen diner makes a wonderful everyday hub, with plenty of room for a dining table, open shelving, patterned floor tiles and doors leading straight out to the garden.

Across the first floor, there are two well-proportioned bedrooms, both with a calm and comfortable feel. The bathroom is especially generous, with a bath, separate shower and a soft, considered finish that suits the rest of the home beautifully.

The top floor adds a brilliant extra layer of flexibility, with a further bedroom, dressing room, ensuite shower room and plenty of eaves storage. It's a layout that works really well for family life, guests, working from home or simply having that little bit of extra breathing room.

**WHAT ELSE?**

- Lloyd Park is within easy reach, home to the William Morris Gallery, landscaped gardens, tennis courts, a café and plenty of open space for weekend walks.

- Blackhorse Road is nearby for the Victoria line and Overground, as well as local favourites such as Big Penny Social, The Tavern on the Hill and the Blackhorse Beer Mile.

- Walthamstow Central, Hoe Street and the Village are all easily reachable, with a brilliant mix of cafés, restaurants, pubs and independent shops to explore.



**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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