



Kitchen/Diner
9'7" x 31'3"

Reception Room
12'2" x 14'8"

Reception Room
10'7" x 11'9"

Toilet

Bedroom
16'8" x 12'5"

Bedroom
10'9" x 11'9"

Bedroom
9'8" x 9'8"

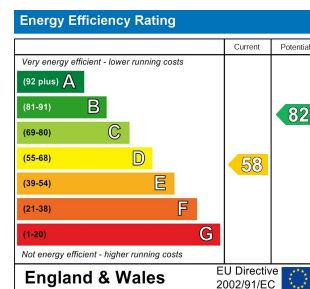
Bathroom
5'11" x 12'5"

Bedroom
7'10" x 24'8"

Bedroom
9'0" x 15'7"

Shower Room
5'5" x 7'6"

Garden
20'0" x 42'7"



NORTHCOTE ROAD, WALTHAMSTOW

Offers In Excess Of £1,400,000 Freehold 5 Bed House



Features:

- Five Bedroom Freehold House
- Packed with Period Features
- Elegantly Refurbished by the Current Owners.
- Semi Detached with Side Access
- Beautiful Bright Kitchen
- Bespoke Joinery and Fitted Wardrobes
- South Facing Garden
- Quiet No Through Road
- Great Transport Links

Nestled on a quiet no through road in Walthamstow, this five bedroom semi detached family home offers more than 1,800 square feet of elegantly refurbished living space, a south facing garden and excellent transport links. Beautifully updated by the current owners while retaining its period character, it's perfectly placed for the independent cafés, breweries, restaurants and transport connections that make this part of E17 so popular.

REQUEST A VIEWING
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IF YOU LIVED HERE...

The ground floor has a generous, well-balanced layout, with two reception rooms arranged to the front and middle of the house. The bay fronted reception brings in plenty of natural light, while the second reception offers another flexible living space. A ground floor WC sits off the hallway, before the home opens into a beautifully bright kitchen and dining room stretching over 31 feet, with direct access to the south facing garden beyond.

Upstairs, the first floor is home to three bedrooms, a family bathroom and a separate utility room. The principal bedroom spans the full width of the house and includes bespoke fitted wardrobes, while the additional bedrooms offer plenty of flexibility for family life, guests or home working.

The second floor adds two further bedrooms, a shower room and useful eaves storage on both sides. Throughout, period features sit comfortably alongside the thoughtful refurbishment, creating a home that feels spacious, practical and ready for its next chapter.

WHAT ELSE?

- St James Street is within easy walking distance, home to local favourites including Crate St James, The Curious Goat and the ever-popular True Craft, as well as excellent everyday amenities.

- St James Street Overground station is close by, with direct services to Liverpool Street in around 20 minutes, while Walthamstow Central offers quick access to the Victoria line.

- Lloyd Park, the William Morris Gallery and the wetlands of Walthamstow Marshes are all nearby, offering everything from morning walks and outdoor sport to exhibitions, cafés and community events.



"We've been so lucky to live in this house. It's got excellent 'bones': the spaces are generous and well-proportioned, and you get beautiful light travelling through the rooms across the day and through the seasons. The neighbours are friendly and helpful, and the street is calm, with little traffic. It's brilliantly located: though it's quiet, it's a stone's throw from shops, several great parks, and the tube and overground. For fun, there's a lot on offer right on the doorstep: Soho theatre, Forest Cinema, the community sauna, Yonder climbing wall, good food and drinking spots...while by bike you're soon in the marshes or Epping Forest. Enjoy!"

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