

## RUSSELL ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold

### 2 Bed House - Mid Terrace



#### Features:

- Two Bedroom Period House
- Open Plan Reception With Bespoke Cabinetry
- Modern Kitchen
- Feature Fireplaces
- Private Garden
- Upstairs Study
- Bedrooms with Fitted Wardrobes
- Offered Chain Free

Tucked between Blackhorse Road and Lloyd Park, this beautifully restored two-bedroom terrace home balances period charm and contemporary style in equal measure. With a bright open plan reception, west-facing garden, study and first floor bathroom, it's got plenty to shout about. And with Blackhorse Road station just a 13 minute stroll away, you're never far from the action. That said, you may never want to leave E17... To top it all off, it's on the market chain-free.

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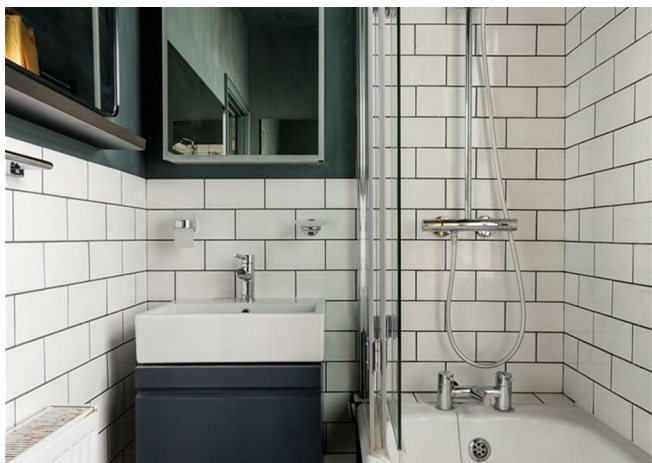
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#### IF YOU LIVED HERE...

You'll love the way period charm and contemporary design come together to create a stylish and welcoming home. Beyond the elegant sash windows and striking front door, the reception room is beautifully presented, featuring thoughtful decor, a focal feature and bespoke cabinetry.

To the rear, the dual aspect kitchen is filled with natural light and finished in a bold yet tasteful colour palette, complemented by sleek units and integrated appliances.

During the warmer months, the west-facing rear garden becomes a real highlight, enjoying excellent afternoon and evening sunshine. With a mix of patio and lawn, it benefits from established foliage so maintenance should be simple.

Upstairs, there are two immaculate bedrooms, both benefiting from fitted wardrobes, alongside a thoughtfully designed study. The family bathroom is equally impressive, featuring an over-bath shower and classic metro tiling.

As for beyond, there's an abundance of green space in the area; the fantastic Walthamstow Wetland is only a short stroll away, while Lloyd Park - home to the iconic William Morris Gallery - is even closer in the other direction.

Just a few mins away you'll find authentic eatery the Italian Bakery - perfect for takeout. Even closer, you've got independent wine shop and bar Forest Wines, which

specialises in organic, biodynamic and natural wines. A similar distance, you have got an original Banksy, preserved within the Bonners fish and chip shop signage. Head north for foodie favourite restaurant SlowBurn, while the UK's first dedicated brandy house, Burnt Faith, is also nearby.

You can now enjoy the community saunas in this area, too. Then there's the Blackhorse Road Beer Mile beyond that. You'll never be bored, let's put it that way.

Want to escape further afield? As well as giving you access to the Victoria line, Blackhorse Road station offers the convenience of using the Suffragette Overground line. Buses are plentiful too.

#### WHAT ELSE?

- You'll also benefit from being just 0.8 miles from the newly opened Soho Theatre Walthamstow, a major cultural landmark brought to life with a £30 million investment as part of the council's London Borough of Culture 2019 initiative to put arts and culture at the heart of the community.

- Head towards the Bell junction and Hoe St beyond, and you'll come across some of the excellent independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Sodo, and the gloriously eclectic Walthamstow Trades Hall.

- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.



#### A WORD FROM THE OWNER...

"I've lived at 26 Russell Road for nearly 27 years and have loved every minute of it. The area has changed a lot over the years, always for the better. Traffic calming has made the street wonderfully quiet, turning it into a pleasant place to walk or cycle with very little traffic.

Blackhorse Road station is just a short walk away, and there's a lovely, quieter route through the back streets and Stoneydown Park that quickly becomes a favourite. The location is fantastic — so much to do and see, all within easy walking distance.

The garden gets an amazing amount of sun, with a spot near the patio where you can enjoy the evening sunshine until around half past eight in summer. I only wish I'd done more with it, but that's a project for the next owner. I really hope whoever moves in enjoys living here as much as I have."

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**Reception Room**  
25'8" x 10'5"

**Kitchen**  
11'1" x 8'2"

**Bedroom**  
14'1" x 11'6"

**Bedroom**  
11'8" x 8'6"



**Study**  
8'2" x 6'0"

**Bathroom**  
8'2" x 4'7"

**Garden**  
49'2"



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