



Reception Room
11'11" x 11'11"

Second Reception
11'11" x 11'11"

Kitchen / Diner
17'3" x 7'10"

Shower / Utility
5'11" x 8'8"

1st Bedroom
12'0" x 9'10" x 12'4'8"

2nd Bedroom
10'0" x 11'0"

3rd Bedroom
8'0" x 7'11"

Bathroom
6'0" x 5'5"



WINDSOR AVENUE, WALTHAMSTOW

£3,000 Per Calendar Month
 3 Bed House



Features:

- 3 Bedrooms
- 2 Bathrooms
- Available Now
- Unfurnished
- EV Charging Point Available
- Multi Car Driveway
- Separate BBQ Area
- Council Tax Band C
- Exceptional Throughout
- Ideal Family Home

A smart and spacious three-bedroom semi-detached home situated on a quiet residential street perfectly positioned between the greenery of Lloyd Park and Higham Hill Park. Highlights include a beautifully landscaped rear garden, two versatile reception rooms, a kitchen-diner, and a bathroom on each floor, all finished with smart decor throughout.

The immediate neighbourhood is packed with independent gems, while Blackhorse Road Station is just a mile away, where you have access to the Victoria line and Suffragette Overground. Buses are also plentiful, so it's a brilliant base for anyone wanting to enjoy all the perks of London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

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 0203 397 9797



IF YOU LIVED HERE...

Spanning almost 1,000 square feet of smart living space, this home is designed for modern comfort. Beyond the classic frontage, you are welcomed into the bright frontreception room, finished in neutral tones with smart flooring and thoughtful touches such as bespoke shutters and a radiator cover.

The second reception is just as immaculate, with open plan-style access to the kitchen-diner. This practical and well-designed space combines modern fittings like a double oven with traditional units, a butler sink, and rustic-style flooring. From here, there is direct access to the landscaped garden, which features a raised patio overlooking a generous lawn and a useful storage shed.

Upstairs, there are three bedrooms, each thoughtfully decorated. The family bathroom completes the first floor, offering an

over-bath shower and vintage-inspired fittings, including a towel rail and monochrome flooring. Additionally, a smart shower room on the ground floor adds further convenience.

You are perfectly placed to explore the creative heart of Walthamstow. Whether it's the vast Walthamstow Wetlands, farmers market in of Lloyd Park, or the community vibe of Higham Hill Park, green space is always a stroll away.

The local food and drink scene is world-class. Within a short walk, you can pick up pizza at the Italian Bakery, browse biodynamic vino at Forest Wines, or visit the UK's first dedicated brandy house, Burnt Faith. You're even near a preserved original Banksy at Bonners fish and chip shop. For socialising, the famous Blackhorse Beer Mile and the new community saunas are right nearby. You'll never be short of things to do.



WHAT ELSE?

- You'll also benefit from being just 1.1 miles from the 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 to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.
- 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.

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