



Total Area (Excluding Garage, Utility & Eaves Storage): 104.2 m² ... 1122 ft²
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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	



MANNING ROAD, WALTHAMSTOW
£2,995 Per Calendar Month
3 Bed House



Features:

- Available Late February
- Three Double Bedrooms
- Large Through Lounge
- Two Bathrooms
- Quiet Residential Street
- Private Garden
- Garage
- Close To Blackhorse Road Tube

A gloriously bright and spacious three bedroom family home, brimming with character and original features. You have a vast open plan lounge/kitchen, utility room, twin bathrooms and garage. All the needs of you and yours are nicely met here.

It's all perfectly situated too, with both St James Street overground and Blackhorse Road Victoria line stations within easy walking distance.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be welcoming friends and family into your twenty eight foot deep open plan, lounge and artfully segmented kitchen/diner - throw back twin internal doors to connect the spaces. Restored original timber floorboards run underfoot from the front box bay window to the rear wall of glazed patio doors, where a large skylight lets in further floods of natural light.

Your kitchen's completed by a handsome suite of light blue cabinets with brass fittings and timber countertops, plus a chef's island with marbled work

surface and Dublin sink. Outside, your rear courtyard is bursting with thriving greenery, pots and raised planters. Upstairs your first two bedrooms are both substantial doubles of around 120 square feet apiece, fitted out with classic shutters on the windows.

Your family bathroom completes the first floor, a masterpiece in slate grey and jade green, with a walk in shower cubicle. Upstairs and your loft conversion features the gorgeous penthouse suite, a 165 square foot principal bedroom with skylight overhead and more vintage floorboards underfoot. Finally your en suite is a striking skylit wet room, with floor to ceiling metro tiles and brass rainfall shower.



WHAT ELSE?

- Blackhorse Road and St James Street stations are both less than a half mile on foot and take just twenty minutes to get you to Oxford Circus and Liverpool Street respectively.
- Local schools are excellent, with eighteen primary/secondaries less than a mile away on foot, all rated 'Outstanding' or 'Good' by Ofsted.
- London's largest nature reserve, the Green Flag award winning, 500 acre Walthamstow Wetlands, is just fifteen minutes on foot anytime you want to escape the City. You'll forget you're in London.

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Reception
11'1" x 12'9"

Kitchen / Diner
16'5" x 11'9"

Garage

Utility
8'6" x 7'8"

Bedroom
10'11" x 11'1"

Bedroom
10'5" x 11'9"

Bathroom
5'6" x 5'1"

Bedroom
14'7" x 11'4"

Ensuite
11'9" x 7'1"

Eaves Storage



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