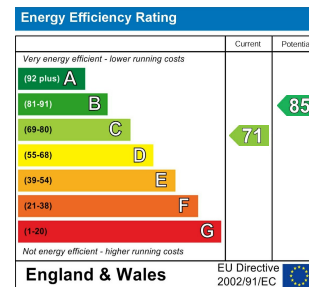
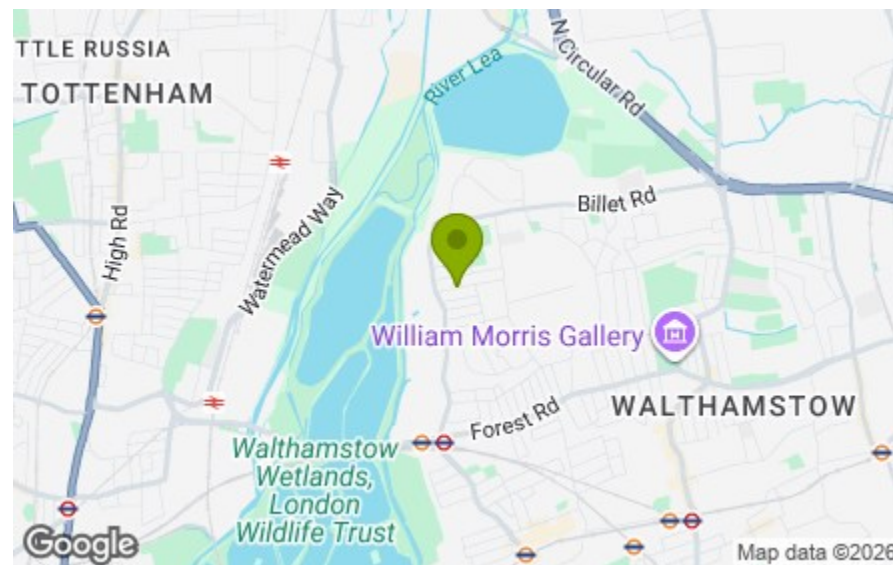




Total Area (Excluding Eaves Storage & Courtyard Garden): 120.6 m² ... 1299 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



CLARENCE ROAD, LONDON £4,000 Per Calendar Month 4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Two Bathrooms
- Unfurnished
- Tastefully Presented
- Private Rear Garden
- Large Kitchen Diner
- Council Tax Band C
- Walking Distance To Blackhorse Road Station
- Close To Amenities
- Perfect Family Home

Arranged over three floors, this spacious four-bedroom, two bathroom home is located in an excellent spot on a residential street, but still close to all the lively action around Walthamstow and Blackhorse Road.

Not only are there many fantastic amenities in the direct neighbourhood, Blackhorse Road station is only a short walk away for 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.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVE HERE...

You'll instantly appreciate the wonderful sense of space this impressive three-storey Victorian home has to offer. Beautifully presented throughout, the property is ready to enjoy from the moment you step through the door.

The thoughtful layout and private courtyard garden create a bright and airy atmosphere, allowing natural light to flow effortlessly between the generous reception room and stylish kitchen-diner. A carefully considered interior palette, elegant timber flooring, original sash windows and sleek vertical column radiators combine contemporary comfort with the charm of the home's Victorian heritage.

The show-stopping kitchen-diner is the perfect place to start the day, featuring sleek units and high-spec appliances, including a double oven. There's plenty of space for a full-sized dining table, while warmer evenings will have you opening the doors onto the patio to unwind with a drink overlooking the lush garden.

The first floor offers two beautifully finished bedrooms alongside a luxurious family bathroom, complete with a separate walk-in shower and freestanding bath. The converted loft provides two further immaculate bedrooms, excellent storage, and an additional shower room, creating a flexible space ideal for growing families, guests, or working from home.

As for the area, not only is this part of E17 a hub for coffee shops, bars and eateries, there's an abundance of green space; both Lloyd Park and Higham Hill Park are a short stroll away.

Within a short walk, you've got much the much-lauded vegan-friendly restaurant Slow Burn, the community-centred bouldering studio Yonder, new community saunas and so much more. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's most exciting craft beer breweries, bars and street food.

The area is constantly evolving an attracting new ventures, so you'll love uncovering new gems as you explore this wonderful neighbourhood.



WHAT ELSE?

- Parents will be pleased to learn there's an abundance of primary and secondary schools in the area.
- You've got countless more amenities on your doorstep, including Europe's longest market which runs along the High Street, plus the convenient chains found in the 17&Central shopping centre - all a short stroll away in Walthamstow Central.
- You'll also benefit from being just a short hop 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.

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