



## HERVEY PARK ROAD, WALTHAMSTOW

£2,400 Per Calendar Month

2 Bed House - Mid Terrace



### Features:

- Available March
- Charming Victorian Terrace
- Two Bedroom House
- Two Reception Rooms
- Fitted Galley Kitchen
- Private Garden
- Handy Outbuilding
- Close To Blackhorse Road Station

A warm and characterful two bedroom family terrace, brimming with vintage style and original features. The transport links of Blackhorse Road station and the amenities of Walthamstow High Street are both just a short walk away, you have generous twin receptions and a lengthy rear courtyard garden.

Current or prospective parents will be pleased to know you have no fewer than twenty two primary/secondary schools in a one mile radius alone, all rated 'Good' or better by Ofsted. The 'Outstanding' Greenleaf Primary is just a half mile on foot.

REQUEST A VIEWING

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## IF YOU LIVED HERE...

You'll be welcoming friends and family into your generous twin receptions – your front lounge comes in at a generous 130 square feet, with strikingly characterful original timber floorboards underfoot, an exposed brick open hearth and classic bay window. The dining room's another fine hosting space; 140 square feet with vintage distressed floor tiles and handsome timber cupboard doors.

Your lengthy rear garden's accessed from here, a zero maintenance mix of decking and patio, perfect for dining al fresco and featuring a handy shed at the end. Back inside and your kitchen's smartly decked out with timber countertops and a butler sink. Upstairs, both bedrooms are generous

doubles with vintage ebony hearths while your bathroom's beautifully finished with a classic freestanding tub, floor-to-ceiling letterbox tiling and separate shower cubicle.

Outside, Blackhorse Road station is just a half mile on foot and will get you directly to Oxford Circus in just twenty minutes. Heading to the City? St James Street station is just as close and will get you directly to Liverpool Street just as quickly. Next door to the station you have our latest social hub; Crate St James, a vibrant collection of independent traders, from breweries to cafes, hairdressers to yoga studios.



## WHAT ELSE?

- Fancy getting back to nature? Walthamstow Wetlands, at 500 acres London's largest nature reserve, is just a three quarter mile on foot. Free to enter all year round, anglers and ornithologists in particular will be in heaven.
- In another first, Walthamstow High Street is home to Europe's longest street market, recently enlivened by the curated Sunday Social stalls.
- For your new local we have to recommend a personal favourite and real local institution, The Chequers. It's a charming gastropub just a ten minute walk away.

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**Reception Room**

11'10" x 11'0"

**Reception Room**

14'5" x 10'0"

**Kitchen**

7'4" x 5'10"

**Bedroom**

14'5" x 10'5"



**Bedroom**

10'3" x 8'11"

**Bathroom**

**Garden Office**

12'5" x 8'3"



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