



Reception Room
 15'0" x 11'5"

Kitchen / Diner
 21'9" x 16'8"

Bedroom
 15'0" x 10'5"

Bedroom
 12'4" x 8'9"

Bathroom
 9'2" x 7'7"

Bedroom
 20'0" x 11'11"

Shower Room

Garden
 32'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(61-81) B			
(49-60) C			
(39-48) D		66	
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PETERBOROUGH ROAD, LEYTON

£3,000 Per Calendar Month
 3 Bed House



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Period Features
- Arranged Over Three Floors
- High Spec Finish
- Kitchen/Diner
- Two Bathrooms
- Barclay Estate
- Moments from Hollow Ponds
- Short Walk to Walthamstow Village

An artfully developed three bedroom, two bathroom family terrace, expertly extended over three storeys and full of original, vintage features. You're enviably located in the sought after Barclay Estate, just moments from Epping Forest.

City commuters will be pleased to know you're just a half mile on foot from Wood Street overground station, and direct twenty minute connections to Liverpool Street.

REQUEST A VIEWING
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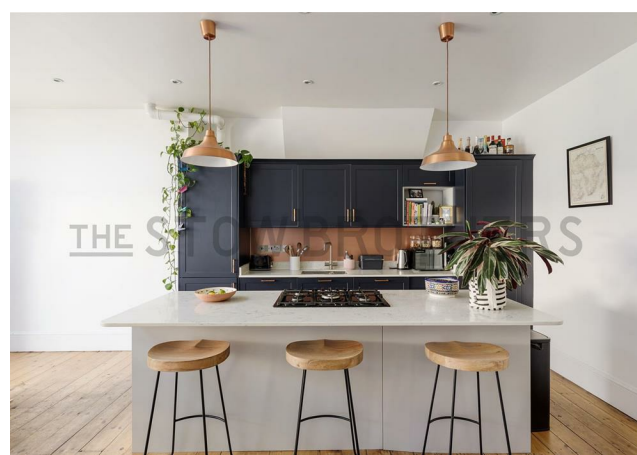
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IF YOU LIVED HERE...

You'll have masses of kerb appeal courtesy of that ornate red brick frontage, complete with perfectly preserved original mouldings. Inside, you have vintage timber floorboards flowing underfoot from your hallway into the 160 square foot front reception, resplendent in natural light from the bistro shuttered, box bay window. An elegantly tiled original hearth takes centre stage.

Continue down the hallway for a still more impressive social space. Your kitchen/diner comes in at 250 square feet, immaculately appointed in royal blue cabinetry, peach pink splashbacks, brass fittings and marbled work surfaces. A lengthy breakfast bar sits below pendulum lighting, while to the rear your dining area is naturally illuminated by a large skylight, with oversized bi-folding Crittal doors leading out to your garden, a neatly landscaped mix of patio, lawn and decking.

Upstairs now, and your first two bedrooms are flawless doubles, with more vintage floorboards and original hearths. Your first floor, family bathroom is a real showstopper, immaculately dressed from top to toe in smoky grey letterboxes, with a free-standing teardrop tub and a walk in rainfall shower. Upstairs again for your striking loft suite, a 200 square foot sleeper, dual aspect between twin skylights and a Juliet balcony, and complete with boutique en suite shower room.

Outside, and one of many things that makes the Barclay Estate so enviable is Walthamstow Village, sat just ten minutes' walk away. Here you'll find a huge range of independent dining and drinking establishments. Check out cosy gastropub The Castle, with open fires and hearty menu, or explore the ever evolving offerings of Orford Road. Meanwhile, just ten minutes in the other direction, you have the endlessly greenery of Epping Forest.



WHAT ELSE?

- Walthamstow Central station is a twenty minute walk or seven minute cycle, for speedy Victoria line connections to King's Cross and the West End.
- You have over twenty primary and secondary schools all less than a mile from your new front door. Barclay Primary, previously rated 'Outstanding', is just seven minutes' walk.
- Just a few minutes' walk away, on the edge of Epping Forest, you have Hollow Ponds with its tranquil blue waterways with row boats for hire.

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