



Total Area (Excluding Eaves Storage): 108.4 m<sup>2</sup> ... 1166 ft<sup>2</sup>  
 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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(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



SOMERSET ROAD, WALTHAMSTOW  
 £3,300 Per Calendar Month  
 4 Bed House



### Features:

- Edwardian Terraced House
- Idilic Family Home
- Four Bedrooms
- Two Bathrooms
- Large Reception
- Period Features
- Beautifully Presented
- Wood Burner Included
- Quiet Residential Street

This enviably located and immaculately restored four-bedroom Victorian terrace home comes complete with a converted loft, two bathrooms, a bright and spacious through-lounge and a south-west-facing garden at the rear, while its prime location between Walthamstow Central, Walthamstow Village and St James Street means you've got multiple amenities to choose from. That said, Somerset Road itself is peaceful and residential, so the home really does offer the very best of both worlds.

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#### IF YOU LIVED HERE...

Behind that classic period frontage lies a wonderfully proportioned home that's ready to be enjoyed. Everything's been finished to such an immaculate standard, settling in will be effortless.

Step into the spacious through-lounge, where details like the wood-burning stove, original flooring, bespoke carpentry and immaculate decor are showcased by the light that pours in through the bay windows.

At the rear you'll find your kitchen, complete with sleek units, high-spec appliances and cheery blue tiling. Step outside and you'll discover a beautifully landscaped yet low-maintenance south-west-facing garden, complete with seating areas to make the most of the sunshine.

Upstairs, the first floor offers two spotless bedrooms, including one with handy in-built storage, along with a generous family bathroom. Head up to the loft for two more bedrooms and a pristine second bathroom featuring

contemporary fittings.

As for beyond, Thomas Gamuel Park is just moments away, where you'll find sports facilities. For more greenery, head to Walthamstow Wetlands or Lloyd Park, both walkable or an even quicker bike ride.

Walthamstow Village is a short walk away, where you'll find an amazing selection of eateries and gastropubs. Make The Queen's Arms your first stop and finish up at The Nag's Head, stocking up on groceries at Eat 17 on the way home. As for your caffeine fix, why not make your new local the artisan bakery Suba, just a few minutes away?

As well as having Walthamstow Central station ten minutes away for easy access to the Victoria line and Weaver Overground, Walthamstow Queen's Road station is even nearer for the Suffragette line. You've got some highly regarded schools in the area too.



#### WHAT ELSE?

- Walthamstow Central has brilliant amenities, including Forest Cinema and the chains found in the 17&Central shopping centre. Hoe Street also has some fantastic perks, including the Soho Theatre Walthamstow.
- Head towards the St James Street area for creative hub CRATE, a great spot for socialising. You'll also find some wonderful food options nearby, such as True Craft, a micro-brewery with a pizza menu, and the Curious Goat, an excellent brunch spot. It can all be found less than a mile away.
- Just a few minutes away you'll find the excellent bottle shop Gnarly Vines, brimming with natural, organic and biodynamic wine, beer, and other treats. Impress your guests by grabbing a bottle for the unveiling of your new home.

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**LOUNGE/DINING ROOM**  
14'0" x 24'5"

**KITCHEN**  
8'5" x 11'1"

**BEDROOM**  
13'10" x 12'11"

**BEDROOM**  
8'7" x 11'1"

**BATHROOM**  
8'5" x 9'5"

**BEDROOM**  
12'5" x 12'0"

**BATHROOM**  
7'0" x 5'6"

**BEDROOM**  
8'2" x 10'9"



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