

settle.



Stainforth Road

, London, E17 9RB

£4,600 Per month



Ground Floor

- Utility: 9'0" x 4'3" (3.30m x 1.33m)
- Reception Room: 20'7" x 11'11" (7.20m x 3.46m)
- Kitchen: 17'0" x 14'7" (5.18m x 4.45m)
- Garden: 52'0" x 19'1" (15.90m x 5.90m)
- Outbuilding: 10'0" x 10'0" (3.25m x 3.25m)

First Floor

- Bedroom: 11'0" x 10'11" (3.30m x 3.37m)
- Bedroom: 9'3" x 9'11" (2.83m x 2.93m)
- Bathroom: 5'10" x 11'0" (1.78m x 3.35m)

Second Floor

- Bedroom: 11'0" x 9'11" (3.30m x 3.03m)
- Bedroom: 10'0" x 14'4" (3.05m x 4.37m)
- En-suite: 7'0" x 4'4" (2.13m x 1.33m)
- Cave

Summary:

- Approximate Gross Internal Area
- Ground Floor = 68.9 sq m / 742 sq ft
- First Floor = 55.8 sq m / 601 sq ft
- Second Floor = 38.8 sq m / 418 sq ft
- Outbuilding = 10.4 sq m / 112 sq ft
- Total = 173.9 sq m / 1873 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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A map of the Waltham Forest area in London. The map shows Walthamstow in the center, with Whipps Cross to the east. Key locations marked include Waltham Forest Feel Good Centre (a green pin icon) and Waltham Morris Gallery (a purple pin icon). Roads shown include Forest Rd, Whipps Cross Rd, Walthamstow Ave, and Walthamstow Way. The map is credited to Google and shows map data from 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		58	83
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		58	83
Not environmentally friendly - higher CO₂ emissions			

England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Please contact our Settle Office
on 0208 124 2522 if you wish to arrange a viewing appointment
for this property or require further information.

- Five Bedroom Family Home
- Well Presented Throughout
- Immaculate Decor
- Flexible on Furnishing and Available Now
- EPC Rating D
- Private Rear Garden and Outdoor Studio
- Spacious Living Area and Elegant Kitchen/Diner
- Walthamstow Village Location
- Council Tax Band D
- 1873 Sq Ft (173.9 SQ M)

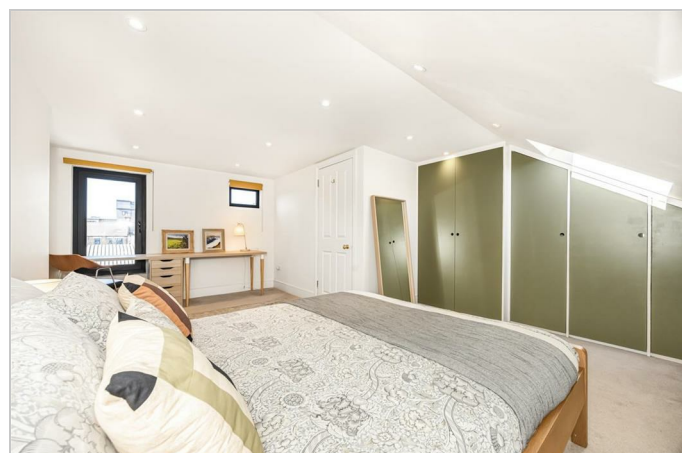
An Impressive Five-Bedroom Family Home with Landscaped Rear Garden and Outdoor Studio.

Arranged over three floors, this extensively renovated and beautifully maintained property combines period character with high-quality finishes and generous, flexible living space. The ground floor boasts an impressive double reception room with attractive features, alongside a substantial side-return kitchen/dining extension with bi-fold doors opening directly onto the garden. A separate utility/laundry room and convenient downstairs WC complete the ground-floor.

Five bedrooms are arranged over the upper two floors, served by a family bathroom and an additional shower room with WC. To the rear, a beautifully landscaped, west-facing garden enjoys lovely afternoon and evening sunshine. A separate, fully powered garden studio provides valuable additional space, ideal for a home office or creative workspace, while further garden storage adds to the practicality.

The location is a particular highlight, close to Hoe Street and Walthamstow Central, with excellent access to the Victoria line, cafés, restaurants and local amenities. Walthamstow Village, Lloyd Park, the William Morris Gallery and Soho Theatre are also within easy walking distance.

Overall this home offers approximately 1,878sq ft of internal accommodation, plus a separate 112sq ft garden studio, providing around 2,000 sq ft of versatile space in total.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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