



Total Area (Excluding Garden Storage & Eaves Storage): 105.0 m² ... 1130 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.



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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ROSSLYN ROAD, WALTHAMSTOW

Offers In Excess Of £985,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedroom House
- Victorian Terrace
- Beautifully Presented
- Loft Converted
- Wood Street Location
- Kitchen/Diner
- En-Suite And Dressing Room To Master
- Close To Walthamstow Village

A perfectly presented four bedroom Victorian terrace, bursting with bespoke design and decor, located between Wood Street and the Village. Meticulously curated, you have a spacious loft conversion and an expansive, stylish garden.

Your new station is Walthamstow Central, just a ten minute walk from your door. Jaunts into London are a breeze, with the rapid Victoria line bringing you directly to King's Cross in fourteen minutes and Oxford Circus in eighteen. Direct Overground services also take you through to Liverpool Street in eighteen minutes.

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E4 & N17
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E18 & IG8
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0203 369 1818

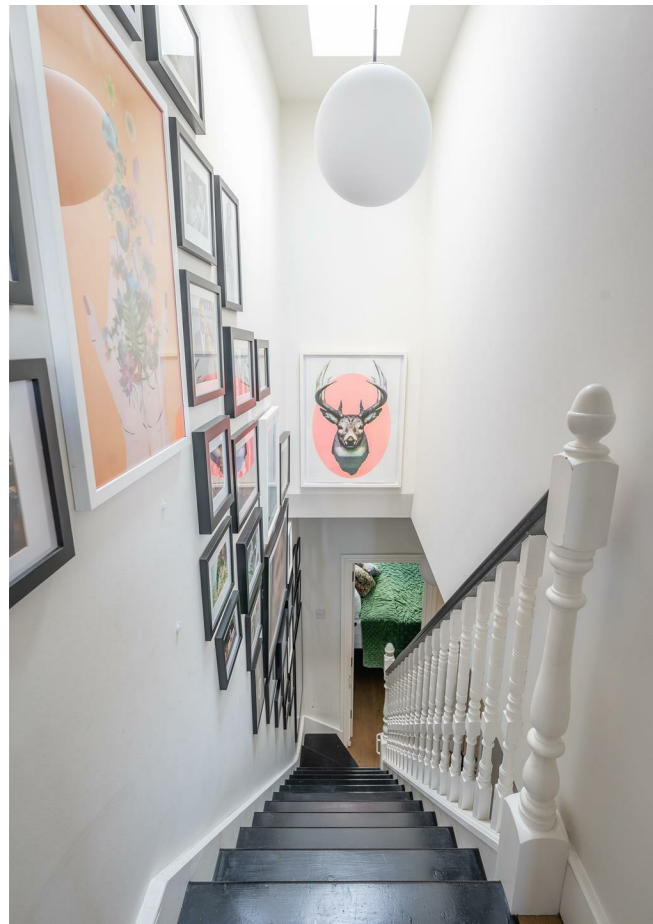
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll be relishing your home's stylish reception room, adorned in both striking teal and mint green and framed by elegant crown moulding. The warm toned, herringbone style hardwood flooring strikes a contemporary note, while those bistro shutters and green tiled fireplace make for fine vintage touches. Your dining area flows effortlessly into your open plan kitchen, creating a welcome spot for entertaining guests. The kitchen's playful atmosphere, highlighted by soft flamingo pink walls, is complemented by exposed original brick, for still more vintage flair. Sleek grey cabinetry provides a perfect contrast to the vibrant colour scheme. With an induction stove and a breakfast bar, this is a home chef's paradise.

Indoor and outdoor living blend seamlessly with bifold, floor-to-ceiling doors. Step outside to find a spacious garden, meticulously designed as an urban oasis with a beautifully tiled patio. A high fence ensures privacy, while a dreamy wooden pergola overhead provides shade and a charming home for hanging greenery. Slate blue raised planters allow for your own home garden, creating a perfect retreat. Upstairs, all three bedrooms are thoughtfully decorated. The principal sleeper, adorned in royal blue, is flooded with natural light streaming through two bistro shutters. Built-in classic wardrobes enhance functionality and style.

Your other two first floor bedrooms maintain the retro style, one in yellow and the other in orange. The spacious bathroom on this floor features earthy tones, a geometric mosaic tiled floor, and a separate rainfall shower cubicle. Your expertly

converted loft is a standout feature, easily serving as a self contained living space. Forest green and blush pink walls add style, while a walk-in closet and eaves storage add functionality. The loft's en suite includes a massive skylight that floods the space with natural light, a large bathtub for a peaceful escapes, and a blend of terrazzo and orange tiling for a distinctive look.

Living on quiet, leafy Rosslyn Road, you're ideally situated to enjoy the best of both Walthamstow Village and Wood Street. In the Village, you'll find a variety of dining options such as plant based fish and chips at Orford's and fresh poke bowls at Peeld. Wood Street is home to beloved local spots like Coffee Boxx, a popular vegetarian brunch destination, and Chocolate Bakery, renowned for their sourdough. For a touch of nature, Hollow Ponds is only twenty minutes away, providing a picturesque escape perfect for weekend picnicking, and boat rowing.

WHAT ELSE??

- A large garden storage area is a great addition, especially for home gardeners eager to grow their own flowers and produce.
- Parents will be pleased to learn that there are three primary schools rated 'Outstanding' by Ofsted just in a one mile radius of your home.
- The Nag's Head, a welcoming and joyful community pub, known for their Sunday roasts and funky decor, is just a seven minute walk away,



A WORD FROM THE OWNER...

"We've made this our happy home for over ten years. We've loved renovating the property and making changes for it to work well as a family home. We've loved Summer days with the bi-folds open and the house and garden feeling like one large space, and Winter evenings in the cosy lounge with the stove on. We've really appreciated how close we are to many local gems - popping across to the breweries on Ravenswood Estate, the many restaurants, cafes and shops in the village, the shops and cafes on Wood St, and walks round Hollow Ponds. That we can be in the centre of London in forty mins one way, and the middle of beautiful Epping Forest the other. We'll miss the neighbourhood and the lovely community vibe."

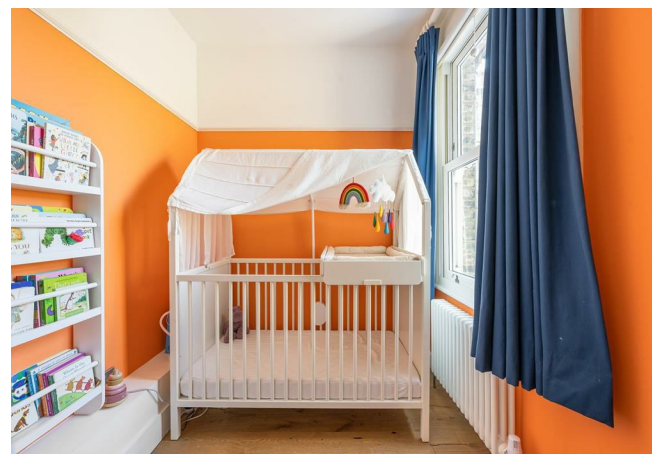
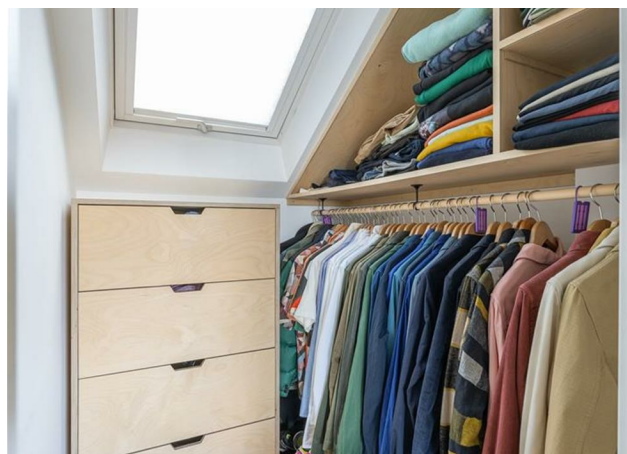
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Reception
11'0" x 12'9"

Reception
11'0" x 9'11"

Storage

Kitchen
13'3" x 10'0"

Bedroom
14'3" x 12'9"

Shower Room

Bedroom
8'10" x 6'3"

2.70 x 3.09

Bedroom
10'8" x 17'2"

Eaves Storage

Dressing Room
4'5" x 5'3"

Eaves Storage

Bathroom

Garden Storage
13'10" x 6'10"



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