

# Easthaus



-  — Offers in Excess of £900,000
-  — Freehold Terraced House
-  — 4 Bedrooms
-  — 2 Bathrooms
-  — Circa 1,360 sqft

## **Borwick Avenue, Walthamstow, E17**

A perfectly balanced four-bedroom Victorian home, beautifully renovated and extended, blending period character with contemporary style on a sought-after, quiet street. This Victorian terrace is set back from the street with a classic brick façade, bay window, and a bright, welcoming front door.



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Stepping inside, the hallway, with its geometric tiled floor, leads into a large through lounge. This dual-aspect space features reclaimed parquet flooring throughout. The bay window provides ample light to the living area, while the rear section offers a generous dining space.

To the back of the house, the renovated kitchen features contemporary dark blue cabinetry, light worktops, and integrated appliances. This long space, extending over 20ft, includes room for a breakfast spot or tv nook, and has French doors that open directly onto the garden. The landscaped garden is a low-maintenance space with an artificial lawn and raised beds.

On the first floor, the principal bedroom spans the full width of the property. It's a bright room with restored original wood floors and two large windows. This floor also hosts another double bedroom and a particularly spacious family bathroom, which contains both a bath and a separate walk-in shower.

The loft conversion has created two further double bedrooms, offering fantastic flexibility for a growing family, guests, or a dedicated home office. The larger of the two rooms has an en-suite shower room and handy eaves storage.

## Area

Borwick Avenue is well-placed to enjoy the amenities of Walthamstow. The property is in the catchment for highly regarded Greenleaf, Hillyfield, Stoneydown, and Winns primary schools.

For green space, you're spoiled for choice. It's a short walk to Lloyd Park, with its brilliant weekly artisanal market, as well as the playgrounds at Greenleaf Park and Stoneydown Park. The vast Walthamstow Wetlands nature reserve is also within easy reach.

Borwick Avenue is just about a few minute's walk to Walthamstow town centre and Hoe Street with its popular pubs, restaurants and more, including:

The new Soho Theatre, bringing West End talent to the East End, The Rose & Crown Theatre Pub with legendary live music and comedy nights, Sodo artisanal sourdough pizza restaurant & East of Eden yoga studios.

Approx. 20 mins walk, you can find Walthamstow Village. Orford Road, the central street that defines Walthamstow Village is the go-to destination for a weekend stroll, morning coffee, or evening meal, centered around a curated selection of independent shops, delis, and restaurants.

In the other direction is the Blackhorse Beer Mile, famous for the Big Penny Social brewery and other independent breweries, the Burnt Faith brandy house, and Slow Burn restaurant which was named one of London's Top 10 Local Restaurants by the Good Food Guide in 2025.

Both Walthamstow Central and Blackhorse Road stations are around a 12-minute walk away, offering access to the Victoria line (into the West End), the Weaver Line (to Liverpool St), and the Suffragette line (to Hackney and Gospel Oak).

EPC Rating: C

Council Tax: Waltham Forest, Band C



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