



Westbury Road, Walthamstow, E17 6RH

£550,000

 **Coultons**

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented ground floor garden flat, set within a handsome Victorian conversion on a quiet residential street in the heart of Walthamstow. The property boasts two generous double bedrooms, each with bespoke fitted storage, a bright and spacious living room, a separate fitted kitchen, and a modern bathroom with a separate WC. Further features include sash windows, an original fireplace, and additional built-in storage in the hallway. To the rear lies a mature garden stretching approximately 66ft, complete with a powered outbuilding, perfect as a home office or creative workspace.

A valuable share of freehold gives buyers both security and flexibility, while offering potential to extend subject to planning.

Perfectly positioned on Westbury Road, the flat enjoys a tranquil setting just moments from the buzz of Walthamstow Central. Residents can enjoy the famous market, the shopping centre, and the charm of Walthamstow Village with its array of independent cafés and restaurants. Excellent transport links include Walthamstow Central Overground and Victoria Line services, with quick access to Liverpool Street and the West End, alongside numerous bus routes and easy road connections via the A406. In our opinion, this property makes an exceptional first home, and early viewing is strongly recommended.

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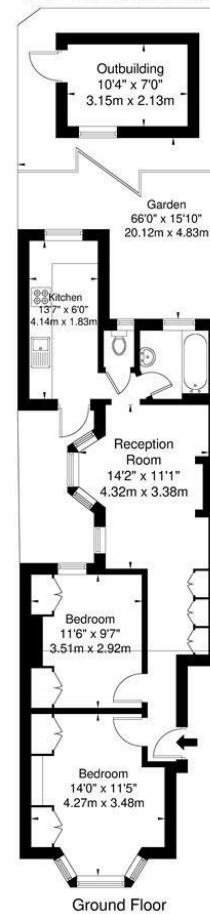






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Approximate Gross Internal Area = 55.7 sq m / 599 sq ft
 Outbuilding = 6.8 sq m / 73 sq ft
 Total = 62.5 sq m / 672 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Waltham Forest

TENURE

Leasehold - Share of Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

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		

78

62

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk