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**CHURCHILL**  
estates



# Lansdowne Road, Walthamstow

Guide Price £590,000

Tenure : Freehold

Floor Area : 961.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 3



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide price £590,000 - £640,000

In need of complete renovation and remodelling is this two/three bedroom Victorian terraced property with a 40ft west facing rear garden. Beautifully located on a tree lined turning in the Queens Road area of Walthamstow being positioned within a stroll of both Walthamstow Central and Walthamstow Village., whilst also the perfect position for those quiet days working from home or those evenings when a last minute meals out and cocktails are called for to bring the day to a close.

This property is most certainly a project, which in this immediate vicinity are becoming harder and harder to find. The property which currently has three bedrooms with the bathroom on the ground floor, is screaming to be re configured into the perfect family house, by moving the bathroom to the first floor, extending to the rear and side on the ground floor and adding two further bedrooms into the loft space, this is a house that could tick every box a Victorian terrace could hope to tick.

Get in touch with one of our experienced sales team on 020 8503 6060 to organise a viewing or to discuss the property further.







- Two/ Three bedrooms
- West facing rear garden
- Chain free
- Queens road location
- Potential to extend





GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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To view call **0208 503 6060**

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