



**CHURCHILL**  
estates





# Albert Road, Walthamstow

Price Guide £800,000

Tenure : Freehold

Floor Area : 1427.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 £800,000-£850,000

Welcome to this charming Victorian mid-terrace house located on Albert Road in the delightful area of Walthamstow. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a classic Victorian design, adding character and charm to the home. Being CHAIN-FREE, this house offers a hassle-free buying process, allowing you to move in swiftly and make it your own.

Situated just a short walk from Queens Road and a gentle stroll to the Village, this home offers convenience and easy access to local amenities, shops, and eateries. The spacious accommodation provides a comfortable living environment for you to create lasting memories.

Don't miss the opportunity to own this lovely property in a sought-after location. Book a viewing today and envision the possibilities that this Victorian gem has to offer.







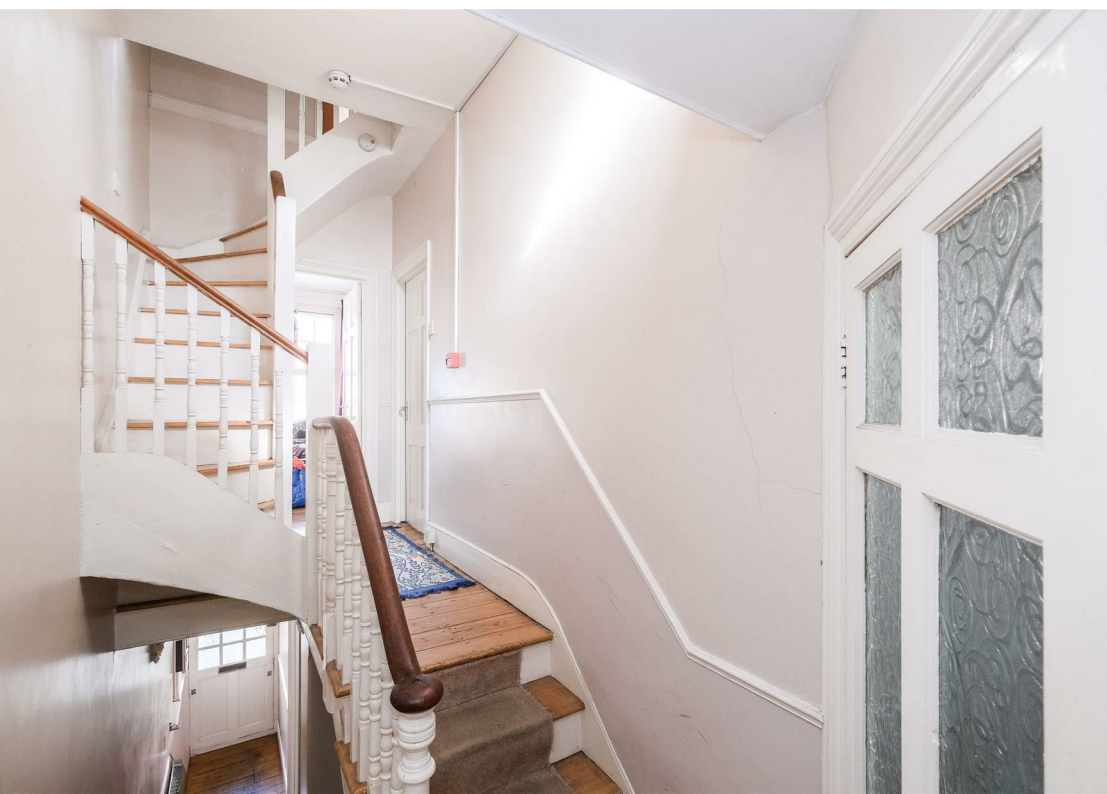




- Chain free
- Walthamstow Central
- Victorian
- Two Receptions & Kitchen diner
- First Floor Family Bathroom
- Close proximity to a Walthamstow Central & Queens Road Train stations
- Gentle stroll to the Wetlands or The Village
- Three double bedrooms plus loft room
- Ground floor shower/WC

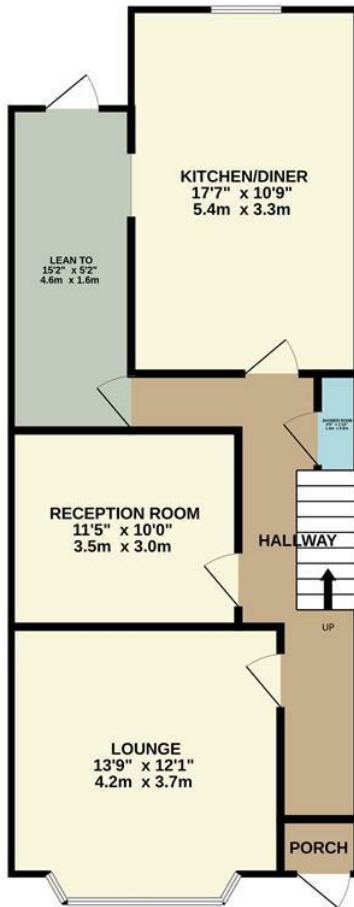








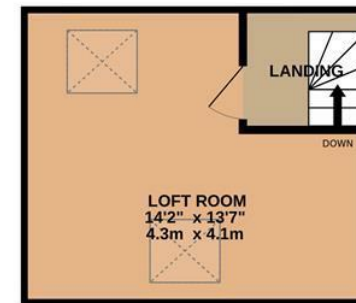
GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR  
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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