



**CHURCHILL**  
estates





# Roma Road, Walthamstow

£700,000

Tenure : Freehold

Floor Area : 776.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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





Nestled in the vibrant heart of Walthamstow, this charming Victorian terraced house offers a delightful blend of classic character and modern convenience.

Recently modernised, the property boasts two spacious reception rooms, perfect for entertaining or relaxing with family. The ground floor features an extended kitchen with impressive vaulted ceilings, creating a bright and airy space that is sure to inspire culinary creativity.

The home comprises two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, catering to the needs of modern living.

Situated on Roma Road, this property enjoys easy access to Blackhorse Road, making commuting a breeze. Additionally, it is just a short stroll away from the picturesque Lloyd Park and the renowned William Morris Gallery, offering a wealth of cultural and recreational opportunities right on your doorstep.

Pursuant to the Estate Agents Act 1979 we must point out that the vendor of this property is related to a Director of our Company.











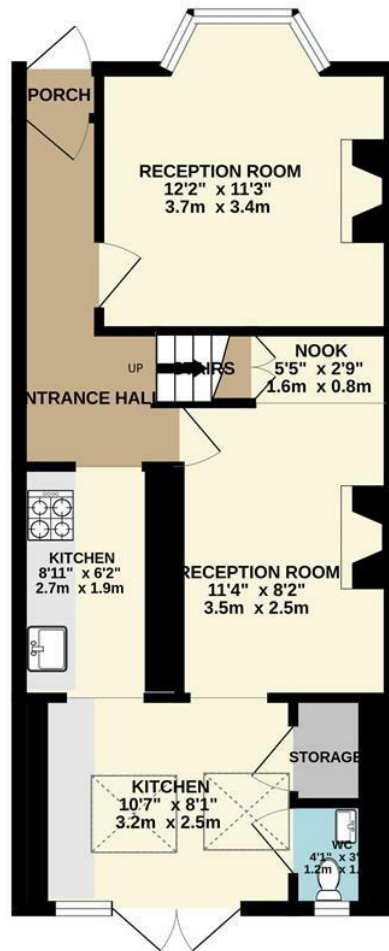
- Single Bayed Victorian terraced home
- first floor family bathroom
- short walk to Lloyd Park & The William Morris Gallery
- Two receptions
- potential to loft convert (stpp)
- two double bedrooms
- easy access to both Walthamstow Central & Blackhorse Victoria Line stations
- Sash Double glazed to the front of the property
- Extended kitchen extension vaulted ceiling



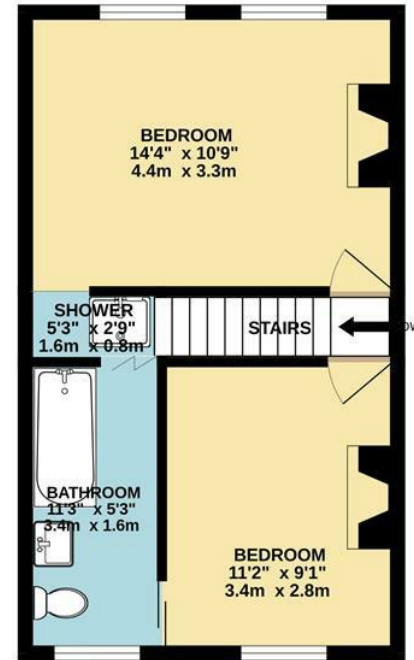




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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