



CHURCHILL
estates



Lansdowne Road,
London

Price £700,000

Tenure : Freehold

Floor Area : 960.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



£700,000 -

Step inside this delightful two double bedroom Victorian home set in the heart of Walthamstow being offered chain free! Offering a perfect blend of period charm and modern convenience, being just a short stroll from Walthamstow Queen's Road & Walthamstow central Victoria line stations, whilst being moments from the local boutiques, cafés, bars & restaurants, you'll also find Europe's largest outdoor market & Walthamstow Village.

The bright through-lounge, enhanced by a beautiful bay window, offers a welcoming space to unwind, while the spacious kitchen/diner is ideal for everyday cooking or dinner with friends. A handy downstairs WC adds practicality. Upstairs, two generous sized double bedrooms and a stylish family bathroom provide comfort and privacy.

Outside, the private garden is your own retreat — perfect for morning coffee, summer BBQs, or simply relaxing in the sun. This is more than a house — it's a home in one of East London's most sought-after areas. Don't miss it. *Please note this property is subject to probate*







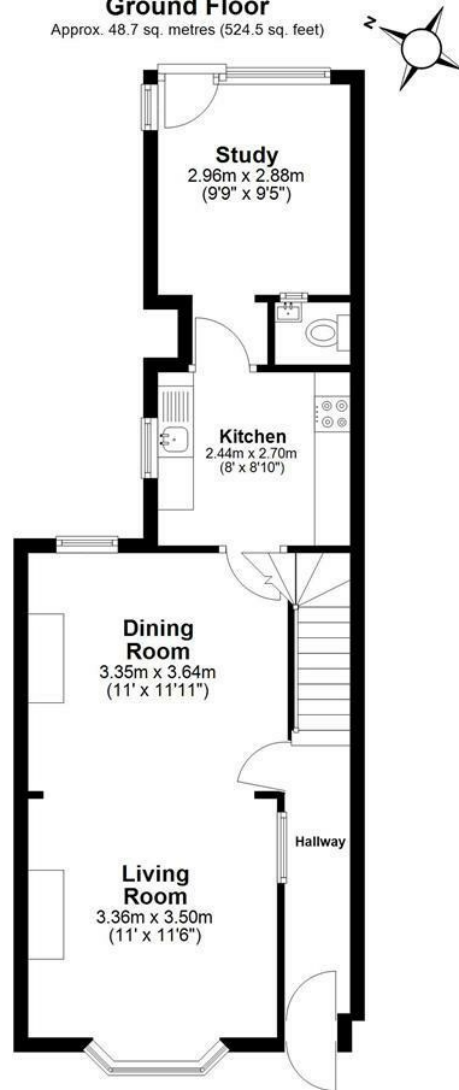
- Close to Walthamstow central
- Potential to extend (STPP)
- Chain free
- Victorian era property
- Through lounge
- Short walk to Walthamstow village





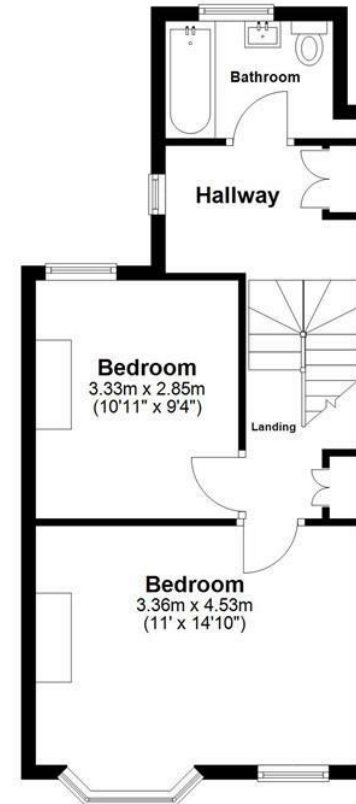
Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 89.2 sq. metres (959.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Lansdowne Road

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To view call **0208 503 6060**

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