



P Permit holders only
Mon - Sat
8 am - 6.30 pm

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CHURCHILL
estates



Pasquier Road,
Walthamstow

Offers In Excess Of
£600,000

Tenure : Freehold

Floor Area : 822.00 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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Offers in excess of £600,000

Nestled on the charming Pasquier Road in Walthamstow, this delightful Victorian mid-terrace house offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. The garden also provides an excellent space to entertain on sunny days while keeping maintenance low.

The Victorian architecture adds a unique charm, with period features that enhance the character of the home. The layout is both practical and appealing, making it easy to envision your life here. The property is conveniently located with easy access to Blackhorse Road, ensuring that commuting and local amenities are within reach.

For those who enjoy the outdoors, you will be pleased to find that several parks are just a short walk away, offering green spaces for leisurely strolls or family outings. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and the charm of Victorian architecture.

In summary, this two-bedroom Victorian house on Pasquier Road is a wonderful opportunity for anyone looking to settle in a vibrant area of Walthamstow. With its character, spacious reception areas, garden, and proximity to parks and transport links, it is a property that truly deserves your attention.





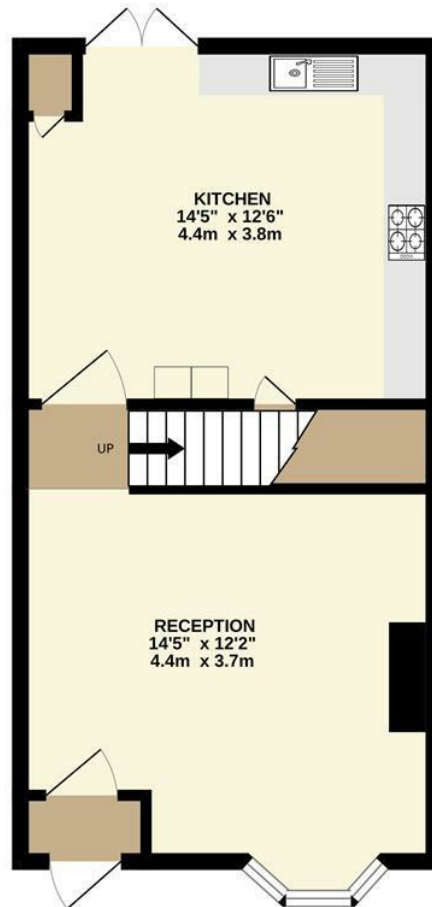


- Victorian Terrace
- Two receptions
- two bedrooms
- close proximity to various Parks & amaneites including Lloyd Park & Penny social
- walking distance to both Blackhorse Road & Walthamstow Central Victoria Line Stations

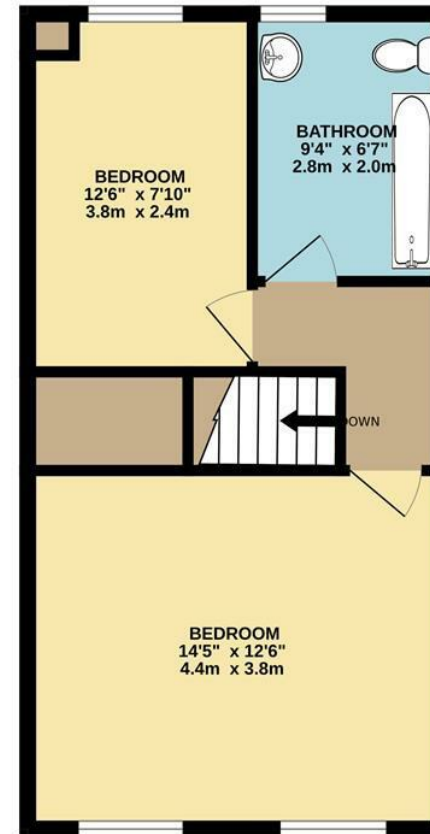




GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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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