

64 Aubrey Road, Walthamstow, London, London, E17 4SL  
Price Guide £1,200,000

**COMPLETION**  
SALES & LETTINGS





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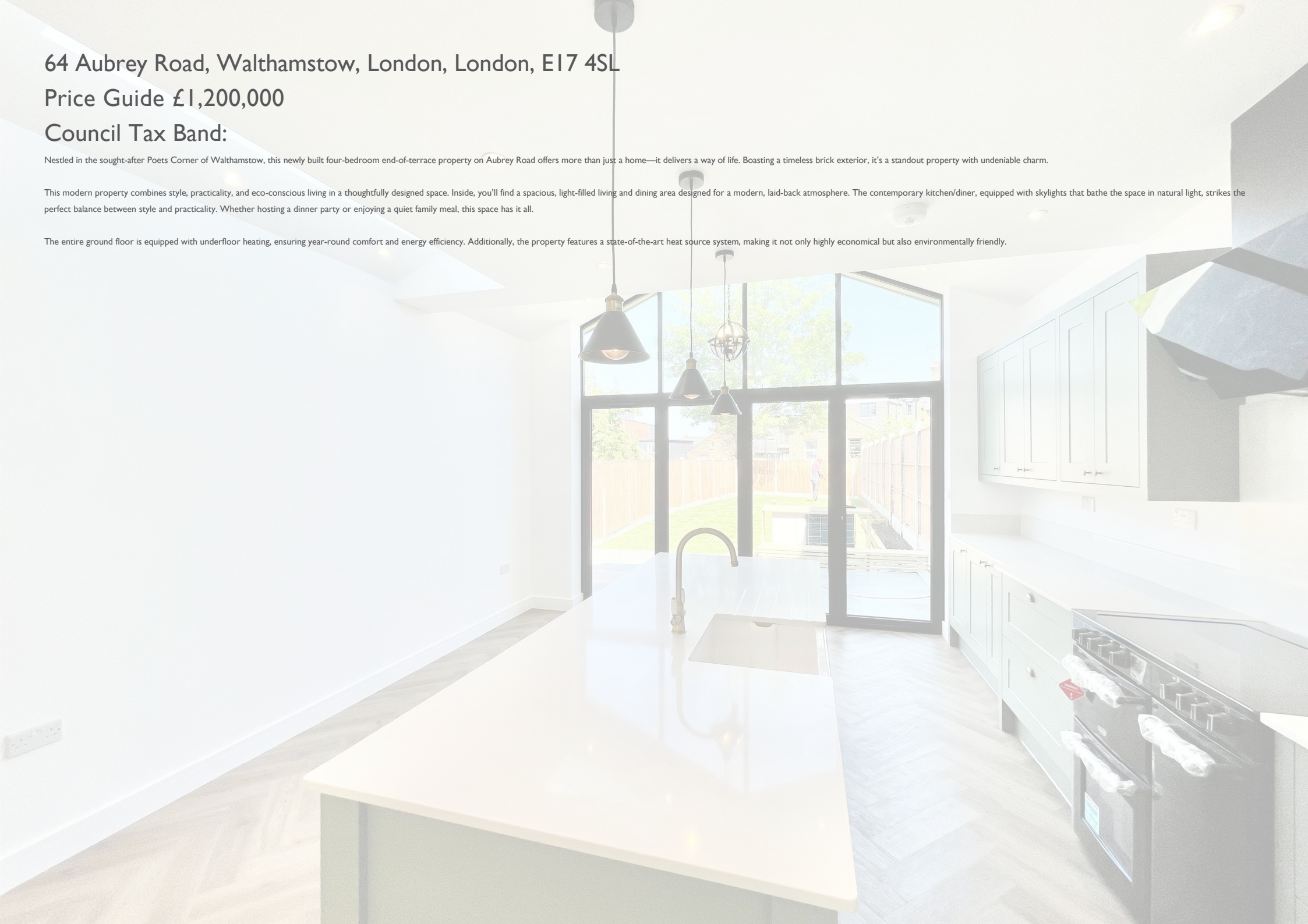
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Council Tax Band:

Nestled in the sought-after Poets Corner of Walthamstow, this newly built four-bedroom end-of-terrace property on Aubrey Road offers more than just a home—it delivers a way of life. Boasting a timeless brick exterior, it's a standout property with undeniable charm.

This modern property combines style, practicality, and eco-conscious living in a thoughtfully designed space. Inside, you'll find a spacious, light-filled living and dining area designed for a modern, laid-back atmosphere. The contemporary kitchen/diner, equipped with skylights that bathe the space in natural light, strikes the perfect balance between style and practicality. Whether hosting a dinner party or enjoying a quiet family meal, this space has it all.

The entire ground floor is equipped with underfloor heating, ensuring year-round comfort and energy efficiency. Additionally, the property features a state-of-the-art heat source system, making it not only highly economical but also environmentally friendly.





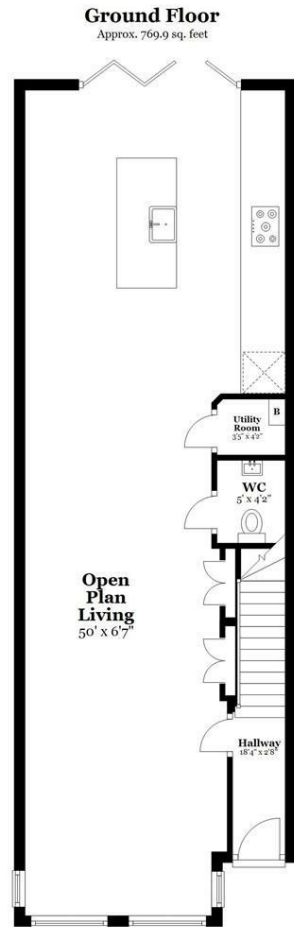




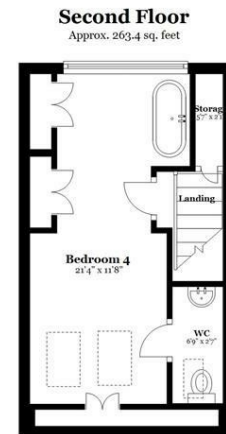








Total area: approx. 1615.6 sq. feet



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	