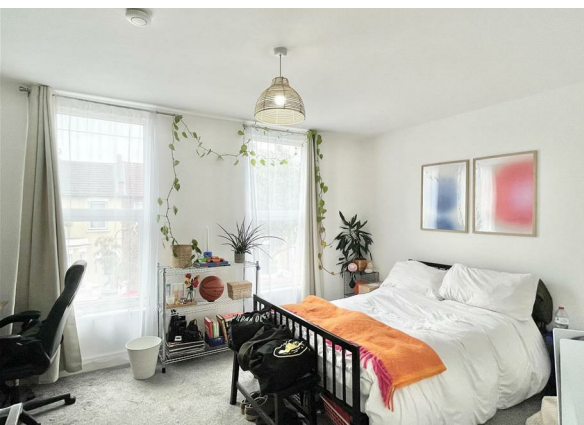
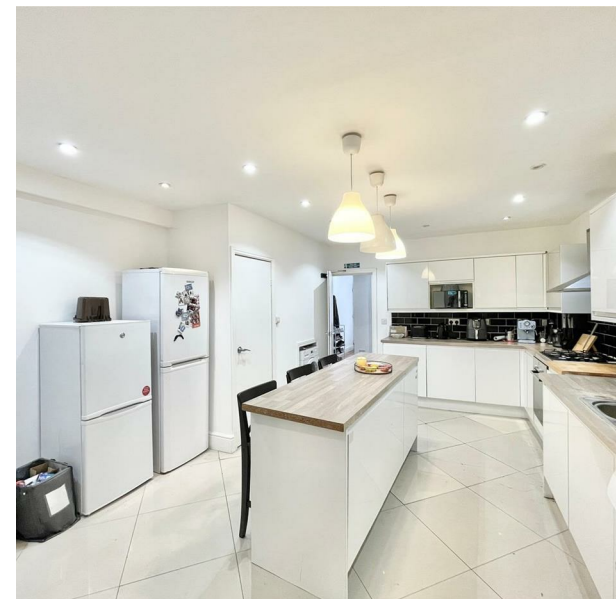


10 Melbourne Road, Walthamstow, London, Greater London, E17 6LR  
Price Guide £825,000

**COMPLETION**  
SALES & LETTINGS





10 Melbourne Road, Walthamstow, London, Greater London, E17 6LR

Price Guide £825,000

Council Tax Band:

We are pleased to present this newly decorated property situated on the charming Melbourne Road in the vibrant area of Walthamstow, this delightful terraced house offers a perfect blend of space and comfort, ideal for families or those seeking a generous living environment. With five well-proportioned bedrooms, this property provides ample room for relaxation and privacy.

The heart of the home is an inviting open-plan kitchen, which seamlessly connects to the two reception rooms, creating a warm and welcoming atmosphere for entertaining guests or enjoying family time. The three bathrooms ensure convenience for all occupants, making morning routines a breeze.

This older property boasts character and charm, reflecting the rich history of the area while providing modern living standards. Its prime location is a significant advantage, as it is conveniently situated close to both Walthamstow Central and Blackhorse Road tube stations, offering excellent transport links to central









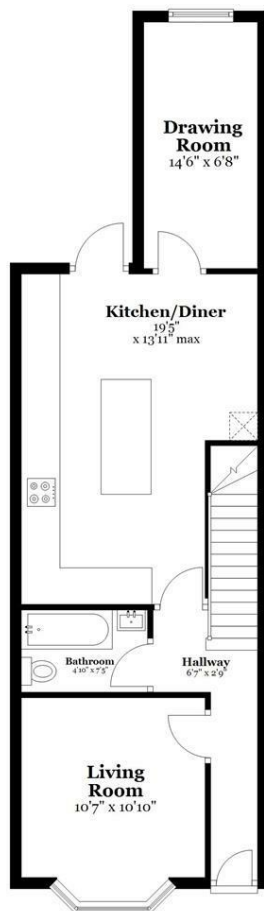






## Ground Floor

Approx. 593.7 sq. feet



## First Floor

Approx. 419.2 sq. feet



## Second Floor

Approx. 320.3 sq. feet



Total area: approx. 1333.1 sq. feet

337 Forest Road

London

E17 5JR

02085277007

enquiries@completion.co.uk

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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>                                     |         |           |
| (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 <span>EU Directive 2002/91/EC</span> |         |           |