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Luton Road, London, E17 5LN
Offers In Excess Of £725,000

Nestled on the charming Luton Road in London, this delightful mid-terrace Victorian house offers a perfect blend of classic elegance and modern convenience. Built in 1905, the property boasts a generous 980 square feet of living space, making it an ideal family home.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and character, perfect for both relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. This well-designed space ensures that cooking and dining are a pleasure.

The property comprises four well-proportioned bedrooms, providing ample space for family members or guests. With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring privacy and comfort for everyone.

The loft conversion adds an extra dimension to this home, offering additional living space that can be tailored to your needs, whether as a study, playroom, or guest suite.

This Victorian gem on Luton Road is not just a house; it is a home filled with potential and charm. With its blend of period features and modern amenities, it is perfectly suited for those seeking a vibrant lifestyle in one of London’s dynamic areas. Don’t miss the opportunity to make this lovely property your own.

Location

Luton Road Benefits from being walking distance to Lloyd Park, Lloyd Park is one of Walthamstow’s most sought after areas and now that it is part of a conservation area, it will remain unspoiled. The ever popular ‘Poets Corner’ is around 10 minutes away with its various coffee shops, ‘The Bell Pub’ that offers great food and ‘Ye Old Rose & Crown’ which hosts some great comedy evenings. Both Walthamstow Central and Blackhorse Road stations are around half a mile away, making this ideal for easy access into Central London.

Council Tax & Tenure

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £1,932 PA
Flood Risk: Rivers & Seas -Very low, Surface Water- VeryLow
Construction: Brick

Porch

Hallway
5'7" x 8'0">8'11" (1.71 x 2.46>2.74)

Reception
9'2" x 26'1" (2.80 x 7.96)

Kitchen/Diner
9'2" x 13'6" (2.80 x 4.14)

W/C
2'8" x 4'11" (0.82 x 1.51)
Tiled flooring.

First Floor Landing
6'1" x 8'5" (1.86 x 2.58)
Carpeted flooring, spotlights and power points.

Bedroom One
10'2" x 13'5" (3.10 x 4.09)

Bedroom Two
8'5" x 14'9" (2.59 x 4.52)

First Floor Bathroom
5'4" x 6'0" (1.65 x 1.83)

Second Floor Landing
6'0" x 6'1" (1.83 x 1.87)
Carpeted flooring and power points.

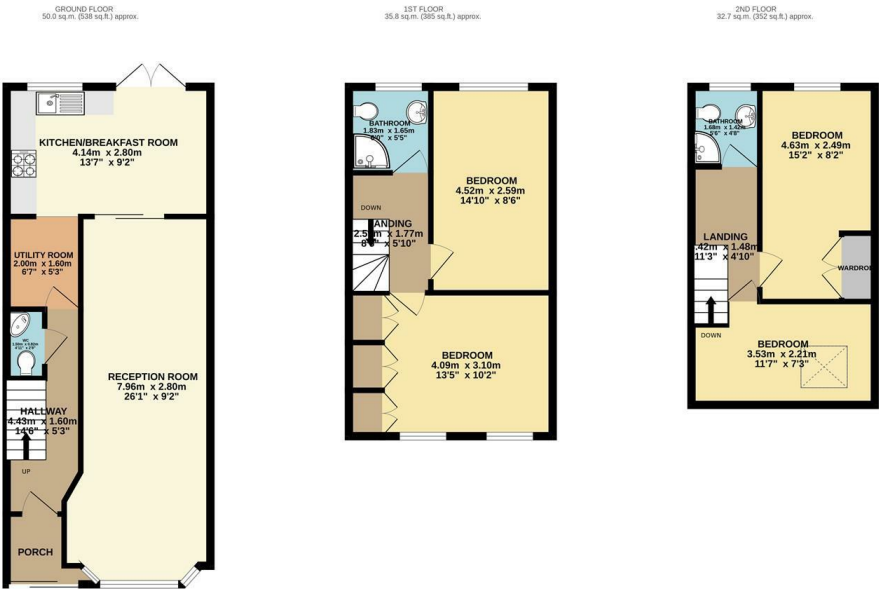
Second Floor Bathroom
4'7" x 5'6" (1.42 x 1.68)

Bedroom Three
7'3" x 11'6" (2.21 x 3.53)

Bedroom Four
8'2" x 15'2" (2.49 x 4.63)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 118.5 sq.m. (1276 sq.ft.) 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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