



## Grosvenor Park Road

Approximate Gross Internal Area  
 Ground Floor = 82.0 sq m / 883 sq ft  
 First Floor = 73.1 sq m / 787 sq ft  
 Total = 155.1 sq m / 1670 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

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4 Bed  
 House  
 located in





# 26 Grosvenor Park Road

Walthamstow  
E17 0DG

£1,000,000  
Freehold



Humphrey & Co Estates are pleased to present double fronted four bedroom terrace house which is located on the highly sought after Grosvenor Park Road in Walthamstow Village.

This property has ample potential with original features, character and charm. This property is in need of a total renovation throughout which offers a unique opportunity for an investor / someone looking for a project to create their dream home.

This property comprise from entrance hall, through reception room with additional reception room. Downstairs there is a third room which was the utility/ wash room. Kitchen / Dining room with access to a large spacious private garden.

Upstairs you will the family bathroom with four good size bedrooms with original features and character. The property is over 2,000 square feet of living space which is ideal for a family.

We highly recommend early viewings to appreciate the size, character and charm of this property.



| 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 |           |

