



Wellington Road, Walthamstow, London, E17

Offers In Excess Of £800,000

FOR SALE

 1  2  4

Freehold

- 4 Bedroom Victorian terraced house
- 2 Bathrooms
- Double glazed sash windows & gas central heating
- Through lounge
- Loft conversion
- Blackhorse Road tube station: 0.4 mile
- St James Street Overground station: 0.4 mile
- Council tax band: C
- Rear garden: approx 35ft
- Internal: 1166 sq ft (109 sq m)

This versatile four-bedroom Victorian property offers the perfect combination of historic charm and modern convenience. Surrounded by excellent amenities, this home is an ideal choice for those seeking a peaceful yet vibrant lifestyle.

Located on quiet Wellington Road, the front aspect boasts a gorgeous Victorian aesthetic with exposed London brick, original decorative plaster corning and a red/black tile path leading to the front door.

The hallway opens into a large lounge/dining area with stripped pine floorboards, wooden sash windows and a marble fireplace surround. The dual aspect enjoys sun streaming in morning and afternoon and double doors lead into a galley kitchen overlooking the garden.

There are two double bedrooms on the first floor (the largest currently used as a studio), and a family bathroom with a double-ended bath and separate shower. A double dormer conversion adds two extra bedrooms (the smaller used as a home office), and the larger with Velux windows, double door Juliette balcony to the rear and an ensuite shower room providing a private and tranquil retreat.

All windows are double-glazed ensuring warmth and energy efficiency throughout. The recently remodelled garden, complete with a new shed and rear garden "snug", provides a delightful space for relaxation and to enjoy sunshine in the seating area into the early evening.

The superb position of this property offers easy access to a wide range of shops, restaurants, and amenities. Take advantage of the walking distance to Walthamstow Central Station and Blackhorse Road underground stations providing excellent transport links to Central London. Stroll to the famed Blackhorse Beer Mile, local cinema and (opening) theatre, and immerse yourself in nature with nearby parks like Lloyd Park, Walthamstow Wetlands, and Epping Forest. Explore the Olympic Park and Hackney Marshes for outdoor adventures.

This Victorian gem offers a unique opportunity to live in a historic property with modern comforts.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to:

Reception Room

22'6 x 11'0 (6.86m x 3.35m)

Doors to:

Kitchen

11'2 x 8'11 (3.40m x 2.72m)

Doors to reception room. Door to rear garden.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

14'3 x 10'6 (4.34m x 3.20m)

Bedroom Two

11'8 x 8'11 (3.56m x 2.72m)

First Floor Bathroom

11'1 x 8'11 (3.38m x 2.72m)

Second Floor Landing

Door to bedroom Three & Bedroom Four.

Bedroom Three

15'10 x 8'7 (4.83m x 2.62m)

Bedroom Four

11'1 x 8'11 (3.38m x 2.72m)

Rear Garden

approx 35' (approx 10.67m)

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (60)

Notice:

All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

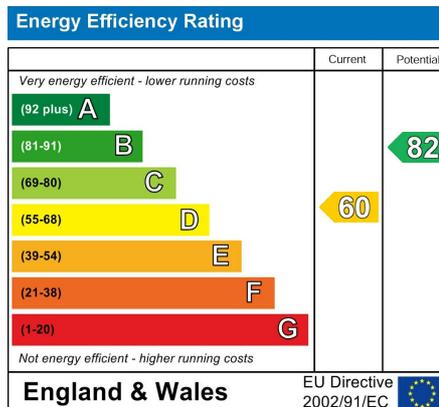
Approximate Gross Internal Area 1166 sq ft – 109 sq m
 Ground Floor Area 425 sq ft – 40 sq m
 First Floor Area 423 sq ft – 39 sq m
 Second Floor Area 318 sq ft – 30 sq m



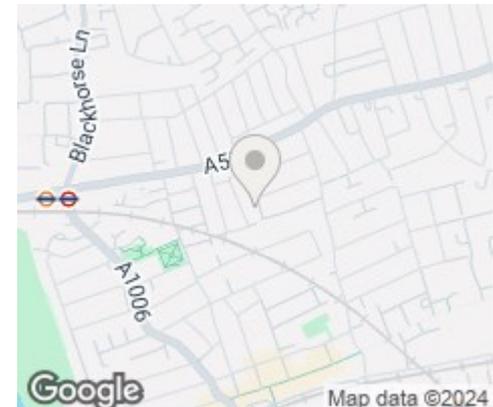
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



LOCATION



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