



## Luton Road, Walthamstow, London, E17

£550,000

Freehold

FOR SALE

1 1 2

- 2 bedroom Victorian terraced house
- Kitchen/diner & ground floor bathroom
- Dressing room
- Gas central heating
- Blackhorse Road Tube station 0.6 mile
- Close proximity to Lloyd Park
- Council tax band: C
- Rear garden: approx 25ft
- Chain-free
- Internal: 942 sq ft (88 sq m)

This charming 2-bedroom Victorian terraced house offers a fantastic opportunity for families and renovators alike. The property retains many original Victorian features that add a touch of character, and with a little TLC, this house can be transformed into a stunning modern home. You could follow your neighbours' lead and add a whole new story with a Dormer conversion, subject to planning permissions.

The primary bedroom is generously sized, and the second bedroom features a dressing room, providing ample storage space. The ground floor boasts a large kitchen/diner, perfect for entertaining friends and family, and a convenient ground-floor bathroom. Outside, you have a garden with the potential to become a fantastic outdoor space that you can enjoy all year round.

Located on the sought-after Luton Road, on the borders of Central Walthamstow, this property benefits from a prime location and excellent transport links. Sandwiched between Lloyd Park and Blackhorse Road, Blackhorse Road Station is just a short walk away, providing easy access to the city and beyond. Immerse yourself in the local community, with the Black Horse Road Beer Mile, the weekly Lloyd Park Farmers Market, and William Morris Gallery all within easy reach.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Porch

Further door leading into:

### Entrance Hallway

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

### Reception Room

12'4 x 11'7 (3.76m x 3.53m)

### Kitchen/diner

24'0 x 14'7 (7.32m x 4.45m)

Door to rear garden.

### Ground Floor Bathroom

8'8 x 5'4 (2.64m x 1.63m)

### First Floor Landing

Door to bedroom one & bedroom two.

### Bedroom One

14'9 x 10'10 (4.50m x 3.30m)

### Bedroom Two

11'4 x 8'10 (3.45m x 2.69m)

Access to:

### Dressing Room

11'4 x 5'9 (3.45m x 1.75m)

Access to bedroom two.

### Rear Garden

approx 25' (approx 7.62m)

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (62)

### Notice:

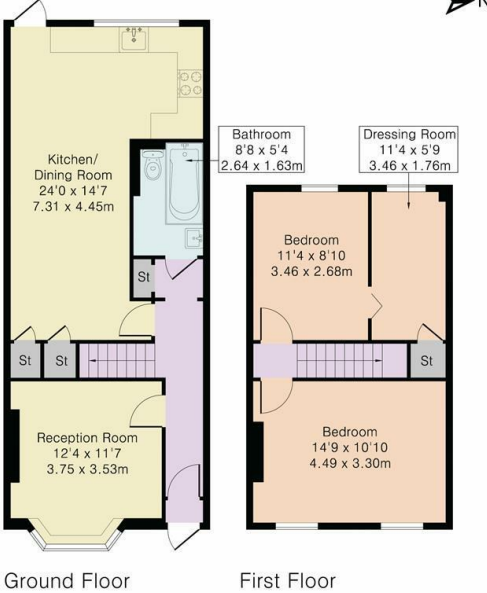
All photographs are provided for guidance only.

### 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 942 sq ft – 88 sq m  
Ground Floor Area 569 sq ft – 53 sq m  
First Floor Area 373 sq ft – 35 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

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		
	62	82
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

