







# Westbury Road, Walthamstow, London, E17 Offers In Excess Of £675,000

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# Share of Freehold

- 3 Bedroom First floor Victorian flat
- Kitchen-diner
- Loft conversion
- Gas central heating
- High Street closeby
- Walthamstow Central station: 0.3 mile
- EPC rating: C (72)
- Council tax band: B
- Private Rear garden: approx 50ft
- Internal: 1058 sq ft (98.3 sq m)

Stylish flat with a loft conversion and large garden, in the heart of Walthamstow. There's a lot of home here and it's full of character. Spacious rooms brilliantly laid out over 2 floors, and did we mention it's in the heart of Walthamstow?

The reception room is a grand space, with engineered wood parquet floor, large bay window, feature fireplace and high Victorian ceilings. Down the hallway the kitchen-diner is filled with natural light from the overhead skylight. There're solid wood worktops, and a comfortable dining space. The backdoor leads out to a large attractive rear garden with established trees, and room to play, entertain and relax, there's also a garden shed.

The first 2 bedrooms are on the same floor, then upstairs is the large third bedroom with skylights. Along with a large family bathroom featuring a contemporary walk-in shower and a fantastic tilling job. It's not often we get to say a bathroom is glamorous, but this space would make even something as mundane as going to the loo, a 'moment'.

Your spot on location can't be exaggerated: shops, restaurants, Lloyd Park, High Street, Walthamstow Mall and Walthamstow Central station all within easy range. And once at the station it's just 20 minutes by tube into central London.

This is a lively, rich community with lots going on for families, and a variety of local nurseries, and highly rated schools within walking distance.

Your new local might be The Chequers, a favourite little gastropub just 7 minutes walk away on the High Street, where you'll also find Europe's longest street market.

Lloyd Park is a 10 minute walk away, where you can enjoy the William Morris Gallery, beautiful gardens, sports facilities and a great pop-up street-food market on Saturdays. And it's just 15 minutes walk to the cultural and foodie hub that is

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## DIMENSIONS

## FLOORPLAN

Communal Entrance Via communal front door leading into:

**Communal Hallway** Door to flat.

Entrance Via flat entrance door leading into:

Entrance Hallway Staircase leading to first floor.

First Floor Landing Staircase leading to second floor. Door to all first floor rooms.

Living Room 14'4 × 12'1 (4.37m × 3.68m)

Kitchen/diner Access to rear garden.

**Bedroom One** 13'5 x 12'1 (4.09m x 3.68m)

**Bedroom Two** 8′5 x 7′0 (2.57m x 2.13m)

Second Floor Landing (Loft) Door to:

**Bedroom Three** 19'1 x 12'10 (5.82m x 3.91m)

**Bathroom** 15'7 x 6'11 (4.75m x 2.11m)

**Rear Garden** approx 50' (approx 15.24m)

#### Additional Information:

Head Lease Term: 99 years from 2 May 2014 Head lease Remaining: 89 years remaining Ground Rent: £0 N/A - Per Annum Service Charge: £0 N/A - Per Annum Local Authority: London Borough Of Waltham Forest Council tax band: B

#### 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)

# BEDROOM 135% x121 4.00m x.3.8m

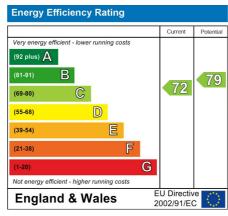
2ND FLOOR 396 sq.ft. (36.8 sq.m.) approx.

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TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx. Whils every attempt has been made to ensure the accuracy of the floopfan contained here, measurements doors, windows, ones and any other times are approximate and no responsibility issues for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any properties particular. The services, systems and appliances shown have not observated and no sugaranties of the services and the services and services and the services and th

## EPC RATING



## LOCATION



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



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ENTRANCE FLOOR 42 sq.ft. (3.9 sq.m.) approx.



LIVING ROOM 14'4" x 12'1" 4.37m x 3.68m

> BEDROOM 8'5" x 7'0" 2.56m x 2.13m

1ST FLOOR 620.sq.ft. (57.6 sq.m.) approx