



## Albion Road, Walthamstow, London, E17

Offers In Excess Of £650,000

Freehold

**FOR SALE**

1 1 2

- Victorian 2 Bedroom terraced house
- Through lounge
- First floor bathroom
- Double glazing & Gas central heating
- Potential for loft & side return extensions (STPP)
- Wood Street Overground station: 0.4 mile walking distance
- Council tax band: C
- Rear garden: approx 40'
- On street permit parking
- Internal: 797 sq ft (74 sq m)

This charming Victorian terraced house offers an excellent opportunity to acquire a character-filled two-bedroom home. As you step inside, you are greeted by a light and airy through-lounge characterised by shuttered bay windows, which flood the space with natural light and the warm, inviting feel of the exposed wooden floorboards. The flow of this room creates a comfortable and versatile living area, perfect for both relaxing and entertaining. As you move through the property, the modern kitchen stands out with its sleek white cabinetry, cork flooring and a contemporary terrazzo tiled backsplash, seamlessly opening onto the rear paved garden with flower beds.

On the first floor, you'll find a stylish bathroom with a luxurious roll-top bath and a separate walk-in shower. Both bedrooms on this level are double, and the primary bedroom is filled with natural light from two windows. This property also benefits from on-street permit parking, providing convenient access for residents. Furthermore, there is potential for a loft and side return extension, subject to planning permission.

Living here, you'll find yourself conveniently close to popular local spots. The Duke pub, Dudley's café-restaurant and Chocolate Bakery are just a short stroll away. For commuters, is ideally located just a short walk from Wood Street Overground station, ensuring quick and easy access to central London.

A charming home in a sought-after Walthamstow location. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Enclosed Porch

Further door leading into:

### Entrance Hall

Staircase leading to first floor. Open to:

### Reception Room

24'5 x 13'7 (7.44m x 4.14m)

Open to:

### Kitchen

10'5 x 8'3 (3.18m x 2.51m)

Doors to rear garden. Open to reception room.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

13'6 x 11'7 (4.11m x 3.53m)

### Bedroom Two

10'6 x 8'4 (3.20m x 2.54m)

### First Floor Bathroom

10'1 x 8'2 (3.07m x 2.49m)

### Rear Garden

approx 40' (approx 12.19m)

### On Street Permit Parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (65)

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

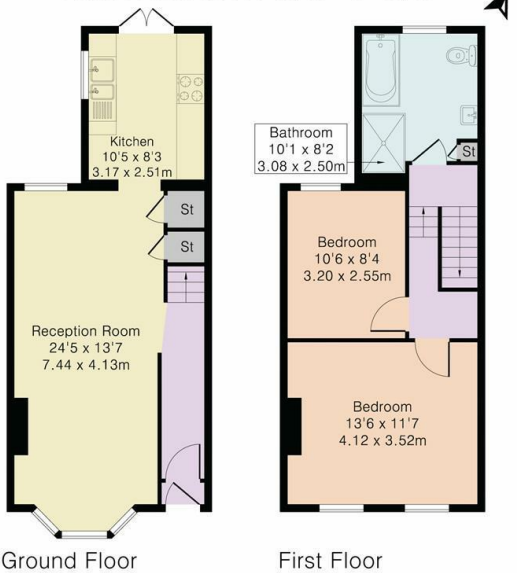
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 797 sq ft - 74 sq m

Ground Floor Area 404 sq ft - 37 sq m

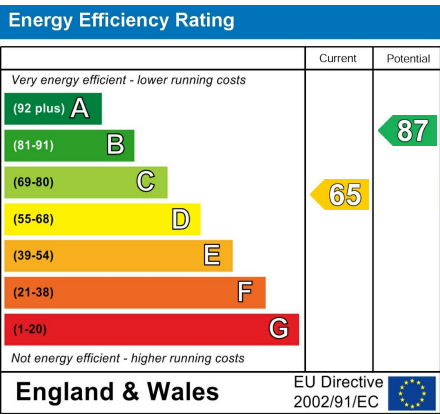
First Floor Area 393 sq ft - 37 sq m



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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