



## Wilson Street, Walthamstow, London, E17

Offers In Excess Of £1,195,000

Freehold

FOR SALE

2 3 4

- Victorian 4 bedroom terraced house
- Sash windows & gas central heating
- Kitchen/diner, Ground floor WC & Basement
- Loft conversion
- Wood Street Overground station: 0.4 mile
- Walthamstow Village location
- EPC rating: C (69)
- Council tax band: D
- Rear garden: approx 40ft
- Internal: 1577 sq ft (146 sq m)

This beautifully maintained Victorian terraced house, located in the heart of the coveted Walthamstow Village, offers a blend of classic charm and contemporary living. As you approach, a traditional tiled pathway guides you to the welcoming front door, hinting at the character within. This substantial four-bedroom family home has been thoughtfully decorated in a neutral palette, creating a bright and airy atmosphere throughout. The ground floor unfolds into a spacious through reception room, where a large bay window floods the space with natural light. Two original fireplaces provide focal points, while a door seamlessly connects the living area to the rear garden. The modern kitchen/diner is a highlight, featuring a tiled floor, a skylight that bathes the room in sunshine, and bi-fold doors that open onto the garden. This creates a perfect space for entertaining and family gatherings. The garden features a decked area immediately accessible from the kitchen, leading to steps that ascend to a well-maintained lawn and a garden shed. A convenient ground floor WC and a basement complete the ground floor accommodation.

On the first floor, the primary bedroom boasts two large windows, built-in storage, and an original fireplace. The en-suite shower room is a stylish addition, featuring striking Moroccan-style tiles. Two further generously sized bedrooms and a family bathroom complete this level. The second floor, a well-designed loft conversion, has two more large bedrooms. The larger of these benefits from built-in storage and another en-suite shower room.

This home's location is truly exceptional. Residents enjoy a short stroll to the renowned Castle pub and the vibrant Orford Road, a hub of independent businesses including The Kitchen restaurant, The W Store, Pavement, and Petals In Bloom. For commuters, Wood Street Overground station is conveniently located a short stroll away, providing swift access to central London and beyond.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to basement & reception room two.

### Basement

23'8 x 4'9 (7.21m x 1.45m)

### Ground Floor WC

4'7 x 2'6 (1.40m x 0.76m)

Door to kitchen/diner.

### Reception Room

11'10 x 10'9 (3.61m x 3.28m)

Open to:

### Reception Room Two

13'1 x 12'0 (3.99m x 3.66m)

Open to reception room one. Door to kitchen/diner & rear garden.

### Kitchen/diner

27'5 x 8'6 (8.36m x 2.59m)

Sliding patio doors leading into rear garden.

### First Floor Landing

Staircase leading to second floor. Door to bedroom one, bedroom two & first floor bathroom.

### Bedroom One

14'5 x 11'9 (4.39m x 3.58m)

Door to ensuite.

### Ensuite

8'8 x 3'11 (2.64m x 1.19m)

### Bedroom Two

11'10 x 8'8 (3.61m x 2.64m)

### First Floor Bathroom

8'11 x 8'8 (2.72m x 2.64m)

### Second Floor Landing (Loft)

Door to:

### Bedroom Three

19'0 x 10'5 (5.79m x 3.18m)

Door to:

### Ensuite

8'3 x 3'11 (2.51m x 1.19m)

### Bedroom Four

10'4 x 8'6 (3.15m x 2.59m)

### Rear Garden

approx 40' (approx 12.19m)

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

### 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

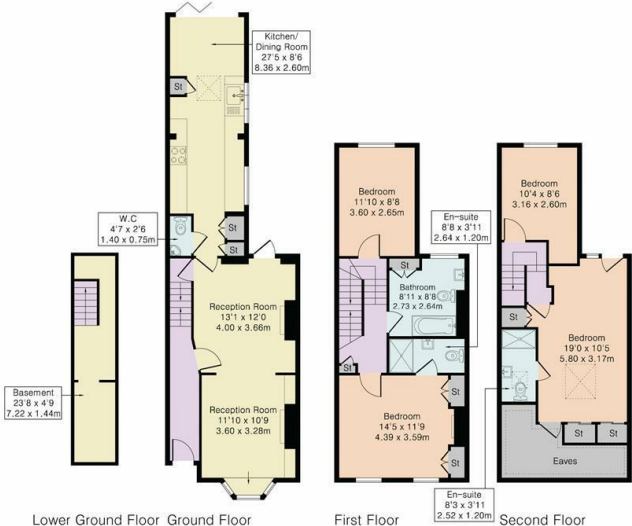
### Approximate Gross Internal Area 1577 sq ft - 146 sq m

Lower Ground Floor Area 112 sq ft - 10 sq m

Ground Floor Area 601 sq ft - 56 sq m

First Floor Area 473 sq ft - 44 sq m

Second Floor Area 391 sq ft - 36 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		
	69	79
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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