






Grosvenor Park Road, Walthamstow, London, Offers In Excess Of £895,000

FOR SALE

 1  2  3

Freehold

- 3 bedroom terraced house
- Double glazing & gas central heating
- Walthamstow Village location
- Walthamstow Central Tube station: 0.3 mile
- EPC rating: D (64)
- Council tax band: C
- Rear Garden
- Off street parking
- Chain-free
- Internal: 1124 sq ft (104.42 sq m)

This chain-free, three-bedroom terraced house is situated in the desirable Walthamstow Village. Neutrally decorated throughout, the ground floor offers a living room, a storage room, and a separate dining room. A bright and airy kitchen leads out to a large paved rear garden, featuring a raised bed. Upstairs, a skylight allows natural light to flood the landing area. The first floor comprises three bedrooms—two doubles and one single—and a stylish, modern bathroom. The property also benefits from off-street parking.

Located in Walthamstow Village, residents benefit from fantastic local amenities, including Eat17, The W Store, Pavement, and excellent pubs such as The Nags Head and The Village, as well as the various independent businesses at The Ravenswood Estate. The property is conveniently located just a short walk from Walthamstow Central Station, which provides both Overground services and access to the Victoria Line.

Shall we take a look?

Grosvenor Park Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, dining room & storage.

Reception Room

11'7 x 10'8 (3.53m x 3.25m)

Dining Room

17'8 x 11'7 (5.38m x 3.53m)

Door to rear garden. Open to:

Kitchen

16'3 x 5'8 (4.95m x 1.73m)

Door to rear garden.

Storage

5'8 x 5'3 (1.73m x 1.60m)

First Floor Landing

Door to

Bedroom One

17'7 x 9'20 (5.36m x 2.74m)

Door to bathroom.

Bedroom Two

11'6 x 10'9 (3.51m x 3.28m)

Bedroom Three

7'5 x 7'5 (2.26m x 2.26m)

Shower Room

Front Patio

20'1 x 18'7 (6.12m x 5.66m)

Rear Garden

Off Street Parking

Additional Information:

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

Notice:

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

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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

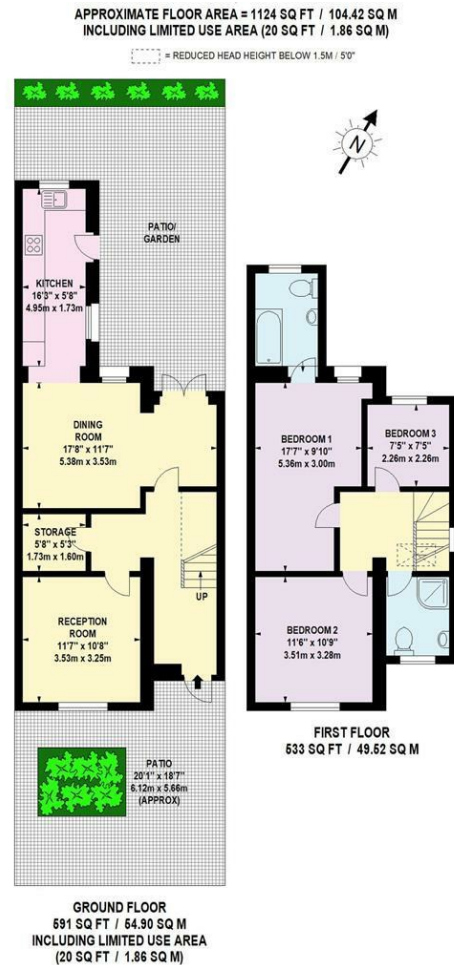
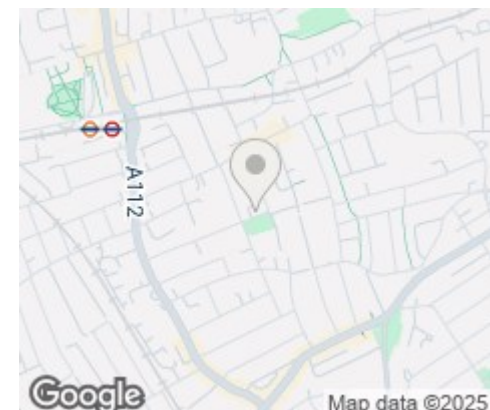


Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice
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EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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