
CHURCHILL
estates





Rosebank Road, London

Offers In Excess Of
£575,000

Bedrooms: 4 | **Receptions:** 2 | **Bathrooms:** 3

Tenure: Freehold

Floor Area: sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- loft extended four bedroom House
- three bathrooms
- two reception rooms
- walking distance to Walthamstow central & Queens Road train stations
- generiously sized rooms









Guide Price £575,000-£625,000

Nestled on the charming Rosebank Road in London, this exquisite Victorian terraced house offers a perfect blend of classic elegance and modern convenience. With a thoughtfully designed loft conversion, the property boasts four spacious bedrooms, making it an ideal family home or a comfortable retreat for professionals.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The natural light that floods these spaces creates a warm and welcoming atmosphere. The house features three well-appointed bathrooms, ensuring that there is ample space for everyone to enjoy privacy and comfort.

Situated in the vibrant area of Bakers Arms, this property is conveniently located with easy access to Queens Road, providing excellent transport links and a variety of local amenities. Whether you are looking to explore the bustling city or enjoy the tranquillity of nearby parks, this location offers the best of both worlds.

This Victorian terraced house is not just a home; it is a lifestyle choice, combining historical charm with modern living. With its generous living space and prime location, it presents a wonderful opportunity for those seeking a stylish and comfortable residence in London. Do not miss the chance to make this delightful property your own.















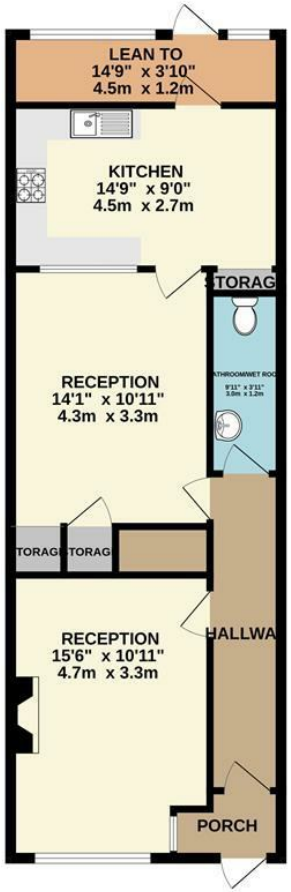




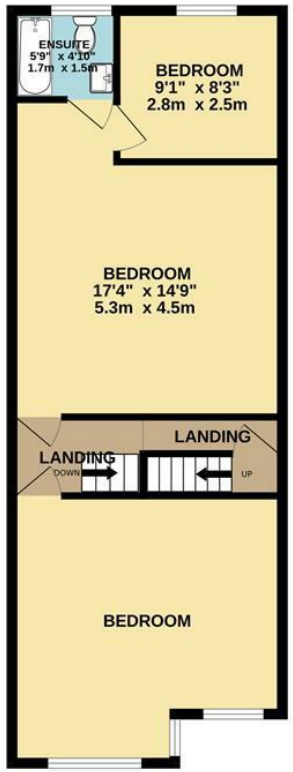




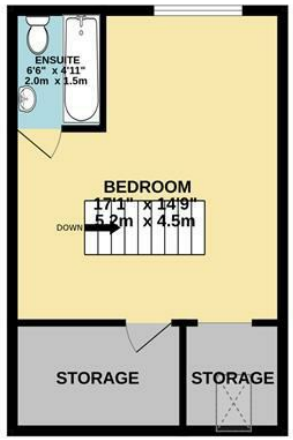
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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To view call **0208 503 6060**

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