






## Wellesley Road, Walthamstow, London, E17

Offers In Excess Of £950,000

**FOR SALE**

 2  2  4

Freehold

- 4 bedroom Victorian terraced house
- 2 Reception rooms
- Loft conversion & Gas central heating
- Walthamstow Queen's Road Overground station: 0.4 mile
- Walthamstow Central Tube station: 0.5 mile
- Walthamstow Village nearby
- EPC rating: C (72) & Council tax band: B
- Rear garden: 35'5 x 15'1
- On street residents permit parking
- Internal: 1435 sq ft (133 sq m)

From the street, this four double bedroom, two bathroom Victorian terrace presents with classic proportions, original brickwork and double glazed sash windows. Inside, it is immediately clear this is a home shaped by architectural intent rather than a standard renovation.

The front reception room retains its original character, with high ceilings, corning, a ceiling rose, restored floorboards and a working original cast iron fireplace. Light enters through the bay window, creating a calm and well-balanced living space. Beyond, the dining room connects naturally to the modern kitchen, with Corian worktops and underfloor heating (UFH) providing everyday comfort.

The rear of the house is defined by a striking architectural extension, fully consented and delivered through a rigorous design process that would be extremely difficult to replicate under current planning conditions. A floor-to-ceiling bespoke oak door opens the kitchen directly to the garden, while the external elevation is finished in Shou Sugi Ban timber cladding.

The garden has been designed to be usable and low-maintenance, with paved surfaces, a large U-shaped raised bed with integrated seating and lighting, and established planting. It enjoys direct sunlight from lunchtime.

On the first floor, the principal bedroom to the front is generous and light-filled, with an original fireplace. A second bedroom at the rear features floor-to-ceiling architectural glass overlooking the garden. These are served by a contemporary family bathroom with a freestanding Lusso Stone bath, walk-in shower and UFH, with a secret laundry space off the hallway.

The second floor is accessed via a bespoke birch ply staircase, leading to two further bedrooms with architectural glazing, eaves storage and a jade green tiled shower room with UFH.

Ideally located, the house is a five-minute walk from Walthamstow Central and Orford Road. A carefully designed home where Victorian character and confident modern architecture meet

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## DIMENSIONS

### Reception Room

11'6 x 11'2 (3.51m x 3.40m)

### Dining Room

12'2 x 11'2 (3.71m x 3.40m)

### Kitchen

11'10 x 9'2 (3.61m x 2.79m)

### Bedroom One

14'5 x 13'1 (4.39m x 3.99m)

### Bedroom Two

11'10 x 8'10 (3.61m x 2.69m)

### First Floor Bathroom

9'0 x 8'8 (2.74m x 2.64m)

### Bedroom Three

17'1 x 8'2 (5.21m x 2.49m)

### Bedroom Four

13'9 x 8'2 (4.19m x 2.49m)

### Second Floor Shower Room

7'5 x 6'3 (2.26m x 1.91m)

### Rear Garden

35'5 x 15'1 (10.80m x 4.60m)

### Front Garden

15'1 x 14'5 (4.60m x 4.39m)

On street residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 1435 sq ft - 133 sq m

Ground Floor Area 483 sq ft - 45 sq m

First Floor Area 476 sq ft - 44 sq m

Second Floor Area 476 sq ft - 44 sq m



Floor plan produced in accordance with FICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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