





Belgrave road,
Walthamstow

Offers In Excess Of
£875,000

Tenure : Freehold

Floor Area : 1184.00 sq ft

Local Authority : LBWF

Council Tax Band : C

Bedrooms : 5

Receptions : 1

Bathrooms : 3

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



A beautifully presented five-bedroom Victorian terrace house with conservatory, private garden and versatile outbuilding.

We are delighted to offer to the market this charming three-storey period property, situated on a popular tree-lined residential street. Retaining a wealth of original character including decorative brickwork, a bay-fronted facade and ornate door canopy the house has been thoughtfully updated throughout to offer bright, flexible accommodation ideal for a growing family.

The ground floor opens into a spacious reception room, filled with natural light from a bay window and featuring an attractive fireplace, built-in shelving, and warm engineered oak flooring. A well-appointed galley-style kitchen with sleek grey gloss units and space for a range cooker leads through to a bright conservatory, opening onto the rear garden ideal for entertaining. A ground floor WC completes this level.

Upstairs, the first floor offers three further bedrooms served by a stylish family bathroom with mosaic feature tiling. The second floor has been thoughtfully converted to provide two further bedrooms — including a superb room with Juliet balcony overlooking the garden along with a second shower room and useful eaves storage.

Outside, a private, low-maintenance garden is laid mainly to artificial lawn and bordered with mature, well-stocked planting. A substantial outbuilding at the end of the garden currently a home gym offers excellent versatility as a garden office, studio, or additional storage





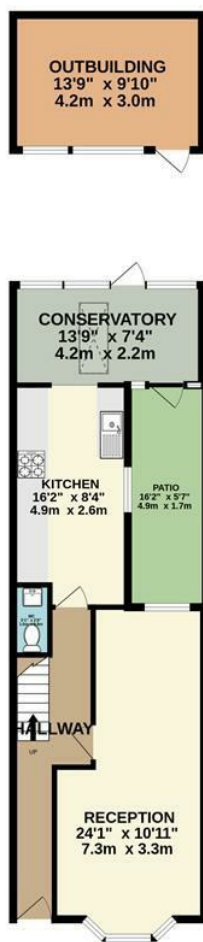


- Five bedrooms across three floors
- Bright reception room with feature fireplace
- Rear conservatory opening onto the garden
- Versatile garden outbuilding, currently a home gym
- Two bathrooms plus ground floor WC
- Modern fitted kitchen
- Private rear garden with mature planting
- Period features throughout including coving, sash-style windows and shutters

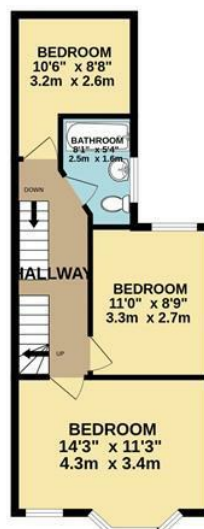
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GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (139.0 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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To view call **0208 503 6060**

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