



## Belgrave Road, Walthamstow, London, E17

Offers In Excess Of £775,000

**FOR SALE**

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Freehold

- 3 bedroom Victorian terraced house
- Loft conversion
- Conservatory
- Double glazing & gas central heating
- Walthamstow Queens Road Overground station: 0.5 mile walk
- Walthamstow Central Tube station: 0.6 mile walk
- Short walk to Walthamstow Village
- EPC rating: D (60) & council tax band: B
- Rear garden: approx 20ft
- Internal: 1194 sq ft (111 sq m)

This captivating three-bedroom Victorian terraced house offers a perfect blend of modern comfort and classic charm. Nestled in a peaceful tree-lined street, the property boasts a delightful kerb appeal, inviting you into a world of character and style.

Inside, discover a beautifully maintained interior featuring original features that have been lovingly preserved. The loft conversion and conservatory provide additional space and natural light, creating a versatile and functional living environment. Modern amenities such as double glazing and gas central heating ensure year-round comfort.

The heart of the home is the kitchen, which offers French doors leading to a private rear garden. The garden is a tranquil oasis, featuring paved areas, raised beds, a shed, and a pergola, providing an ideal space for outdoor relaxation and entertaining.

Located in a highly sought-after area, this property is just a short walk from Walthamstow Village, a vibrant hub of independent shops, bars, and cafes including Peeld, The Queens Arms and Pavement. Walthamstow Central and Queens Road stations are also within easy reach, offering excellent transport connections to London and beyond.

Enjoy the convenience of nearby green spaces, including Thomas Gamuel Park, Walthamstow Wetlands, and Leyton Flats, all within a short distance.

A great Victorian home that offers the best of both worlds. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Porch

Further door leading into:

### Reception Room

24'6" x 11'0" (7.47m x 3.35m)

Doors to conservatory. Open to:

### Kitchen

10'2" x 8'1" (3.10m x 2.46m)

Open to dining room.

### Dining Room

10'1" x 7'7" (3.07m x 2.31m)

Sliding patio doors leading into rear garden.

### Conservatory

11'6" x 5'3" (3.51m x 1.60m)

Door to rear garden.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

14'1" x 13'1" (4.29m x 3.99m)

### Bedroom Two

10'11" x 8'6" (3.33m x 2.59m)

### First Floor Bathroom

10'3" x 8'6" (3.12m x 2.59m)

### Second Floor Landing (Loft)

Door to:

### Bedroom Three

17'3" x 12'5" (5.26m x 3.78m)

Door to:

### Ensuite

5'3" x 5'5" (1.60m x 1.65m)

### Rear Garden

approx 20' (approx 6.10m)

### 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 and floorplans 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 1194 sq ft - 111 sq m

Ground Floor Area 565 sq ft - 53 sq m

First Floor Area 410 sq ft - 38 sq m

Second Floor Area 219 sq ft - 20 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 practise. 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>60</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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