



Tower Hamlets Road, Walthamstow, London, E17 **FOR SALE**

Offers In Excess Of £775,000

2 1 2

Freehold

- 2 Bedroom terraced house
- Loft room & office/study
- Walthamstow Central Tube station: 0.4 mile
- Double glazed & gas central heating
- Poets Corner location
- Council tax band: C & EPC rating: D (65)
- Mature rear garden: 32'7 x 15'11
- On street residents permit parking
- Chain-free
- Internal: 988 sq ft (92 sq m)

Nestled in the sought-after Poets' Corner, this charming chain-free Victorian terrace features real Spanish slate roof tiles, blending period character with modern design. The home is uniquely accessed via a shared archway and entrance path, a delightful feature of these historic cottages that immediately sets a tone of privacy and community.

Upon entering, the reception room welcomes you with original wooden floorboards and the cosy focal point of a multi-fuel stove. Double doors flow through into the dining room, creating a seamless dual-aspect space. From here, you enter the conservatory, which serves as a bridge to the outdoors. The ground floor continues into a sleek galley kitchen featuring bespoke Plykea doors and work surfaces, leading through to a stylish family bathroom fitted with bespoke cabinets, doors and surfaces. All three of these rear rooms are tied together with striking geometric floor tiles, adding a modern edge to the cottage's heritage.

The mature, east-facing rear garden captures the light as the sun moves across it throughout the day, providing the perfect space for alfresco dining.

On the first floor, the main bedroom is a bold, sophisticated space, painted in a rich burgundy, featuring an original fireplace and handy built-in storage. The second bedroom is bright, fitted with shutters and benefiting from a versatile adjoining study. This dedicated workspace, flooded with light from both a standard window and a skylight, is ideal for home-working. Ascending to the second floor, you will find a calming loft room finished in a gentle light green, complete with a Velux window and additional eaves storage.

The local community is a vibrant mix of young families and long-term residents. Positioned less than a ten-minute walk from Walthamstow Central, the property is perfectly placed for the amenities of Walthamstow Village, the greenery of Lloyd Park, and the cultural highlights of the Soho Theatre and East of Eden studios.

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DIMENSIONS

Dining Room
11'7 x 11'7 (3.53m x 3.53m)

Reception Room
11'7 x 11'7 (3.53m x 3.53m)

Kitchen
15'7 x 7'7 (4.75m x 2.31m)

Conservatory
7'9 x 5'9 (2.36m x 1.75m)

Ground Floor Bathroom
7'7 x 6'2 (2.31m x 1.88m)

Bedroom One
13'9 x 11'7 (4.19m x 3.53m)

Bedroom Two
11'8 x 9'1 (3.56m x 2.77m)

Office/Study
8'0 x 5'7 (2.44m x 1.70m)

Loft Room
13'1 x 10'8 (3.99m x 3.25m)

Mature Rear Garden
32'7 x 15'11 (9.93m x 4.85m)

On street residents permit parking

Additional Information:

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

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 988 sq ft - 92 sq m

Ground Floor Area 477 sq ft – 44 sq m

First Floor Area 371 sq ft – 35 sq m

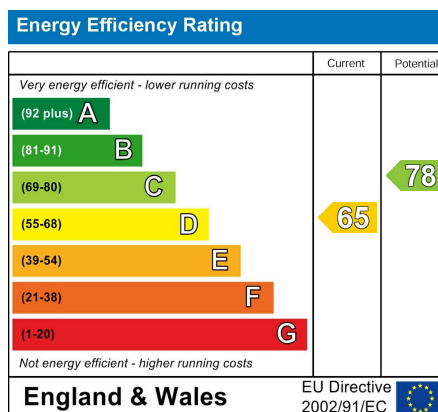
Second Floor Area 140 sq ft – 13 sq m



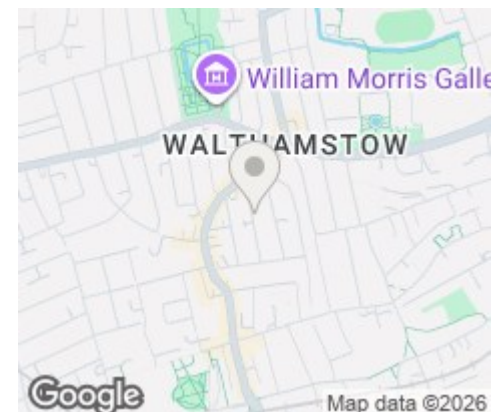
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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



LOCATION



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