



## Granville Road, Walthamstow, London, E17

Offers In Excess Of £1,250,000

FOR SALE

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Freehold

- 4 Bedroom period terraced house
- Loft conversion
- Double glazed & gas central heating
- Ground Floor WC & Utility room
- Village borders Location
- Walthamstow Central Tube Station: 0.4 mile
- EPC rating: D (67) & Council tax band: D
- Rear garden: 43'2 x 15'3
- On street residents permit parking
- Internal: 1764 sq ft (164 sq m)

Perfectly positioned on the borders of Walthamstow Village, this four-bedroom period terrace seamlessly blends Victorian charm with high-end contemporary design. The home makes a striking first impression with its stained-glass entrance and a welcoming hallway where original floorboards lead into a bright through-reception. A large box bay window anchors this elegant living space and features beautifully preserved original coving and an ornate ceiling rose.

At the rear, the home opens into a spectacular, modern kitchen designed for entertaining. Featuring a central island, Belfast sink, and brushed-brass fixtures, the space is flooded with light through a large skylight and offers ample room for a full-sized dining table. Bifold doors lead to a generous garden with a patio, lawn, and a versatile outbuilding. A ground-floor WC and utility room add essential practical value to the ground floor.

The first floor offers a substantial front bedroom with built-in wardrobes, two further bedrooms, and a second utility space. The family bathroom is a design highlight, finished with stylish hexagon tiling. The top floor houses a sophisticated loft conversion, providing a large bedroom with skylights, a dedicated dressing room, and a private en-suite.

Ideally located just off Hoe Street, the property puts the very best of E17 at your doorstep. You are a short stroll from 17&Central shopping centre, the cultural buzz of the Soho Theatre Walthamstow, and the picturesque Orford Road in the heart of Walthamstow Village. This sought-after spot is famous for its eclectic mix of independent shops, eateries and pubs, including Ruff's Bistro, Eat 17 and The Queen's Arms. Commuting is effortless, with Walthamstow Central Station just minutes away, providing rapid Victoria Line and Overground links into the City and West End.

Shall we take a look?

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## DIMENSIONS

- Ground Floor WC**  
4'5 x 2'4 (1.35m x 0.71m)
- Reception/Dining Room**  
26'10 x 11'6 (8.18m x 3.51m)
- Kitchen**  
21'3 x 14'4 (6.48m x 4.37m)
- Bedroom One**  
14'11 x 14'7 (4.55m x 4.45m)
- Bedroom Two**  
11'10 x 9'6 (3.61m x 2.90m)
- Bedroom Three**  
10'8 x 7'6 (3.25m x 2.29m)
- Utility Room**  
7'3 x 5'9 (2.21m x 1.75m)
- First Floor Bathroom**  
7'3 x 7'1 (2.21m x 2.16m)
- Bedroom Four**  
19'7 x 13'7 (5.97m x 4.14m)
- Dressing Room**  
9'10 x 9'1 (3.00m x 2.77m)
- Ensuite**  
9'10 x 6'2 (3.00m x 1.88m)
- Rear Garden**  
43'2 x 15'3 (13.16m x 4.65m)
- Outbuilding**  
13'6 x 8'1 (4.11m x 2.46m)
- WC**

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 1764 sq ft - 164 sq m  
(Excluding Outbuilding)**

Ground Floor Area 717 sq ft - 67 sq m  
First Floor Area 618 sq ft - 57 sq m  
Second Floor Area 429 sq ft - 40 sq m  
Outbuilding Area 109 sq ft - 10 sq m



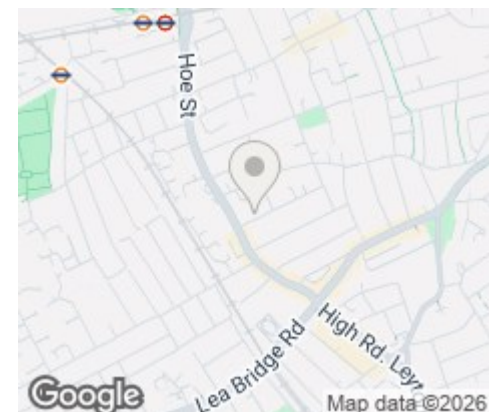
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	67	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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