

## Lynmouth Road, Walthamstow, London, E17

Offers In Excess Of £895,000

**FOR SALE**

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Freehold

- 4 bedroom Victorian terraced family home
- Loft conversion
- Gas central heating
- Quiet residential street
- St James Street Overground station:
- EPC rating: D (56)
- Council tax band: C
- South-facing rear garden: 45'11 x 14'10
- On street residents permit parking
- Internal: 1084 sq ft (100 sq m)

An exceptionally well-presented, four-bedroom house on Lynmouth Road.

Nestled on a quiet residential street, but within easy walking distance of St James Street station, the location of this beautiful home offers something for everyone. The daily commute is made that bit easier by the proximity of the station, whilst there are food and drink options aplenty at Crate St James and the High Street. St James Park is at the end of the road, whilst the wide-open spaces of both Walthamstow Wetlands and Hackney Marshes are just further on.

The house itself is as pretty as a picture. The ground floor is largely open plan, comprising a dual-aspect reception room and kitchen. The former has a shuttered bay window to the front, French doors to the rear, two feature fireplaces, and beautiful flooring underfoot. The kitchen features stylish fitted units, sleek work surfaces and the added luxury of underfloor heating, and offers views of the rear garden.

The four bedrooms are split equally across the two upper floors and are as beautifully decorated as the rooms below. Both bathrooms benefit from cosy underfloor heating, including the three-piece family bathroom on the first floor and the fantastic shower room on the second floor.

Outside there is a private garden to the rear, with both a lawn and a patio area – the perfect spot to relax on a summer's evening.

Great house, great location – shall we take a look?

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## DIMENSIONS

**Reception Room**  
23'3 x 14'1 (7.09m x 4.29m)

**Kitchen**  
9'2 x 7'3 (2.79m x 2.21m)

**Bedroom One**  
14'1 x 12'1 (4.29m x 3.68m)

**Bedroom Two**  
10'11 x 8'11 (3.33m x 2.72m)

**First Floor Bathroom**  
9'1 x 6'2 (2.77m x 1.88m)

**Bedroom Three**  
12'8 x 10'7 (3.86m x 3.23m)

**Bedroom Four/Office**  
8'11 x 6'5 (2.72m x 1.96m)

**Shower Room**  
8'6 x 5'6 (2.59m x 1.68m)

**South-facing Rear Garden**  
45'11 x 14'10 (14.00m x 4.52m)

**Shed**

On street residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

### 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 1084 sq ft - 100 sq m**

Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 378 sq ft – 35 sq m

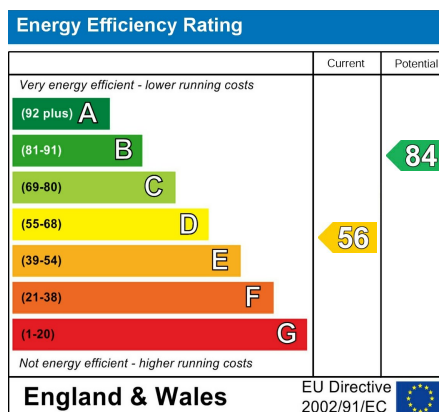
Second Floor Area 328 sq ft – 30 sq m



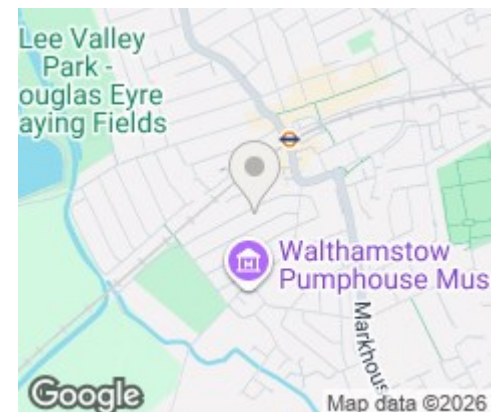
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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