



CHURCHILL
estates



Byron Road, London

Offers In The Region Of
£575,000

Tenure : Freehold

Floor Area : 737.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Set in the charming Poets Corner area of Walthamstow, this delightful two double bedroom Victorian terrace house on Byron Road presents an excellent opportunity for both first-time buyers and investors alike. Offered on a chain-free basis, this property is ideally situated just a short stroll from Walthamstow Central Victoria Line Station, providing easy access to central London and beyond.

Upon entering, you will find a welcoming reception room that exudes character and warmth, perfect for relaxing or entertaining guests. The ground floor features a well-appointed bathroom, adding to the convenience of the layout. The two spacious double bedrooms offer ample room for rest and relaxation, making this home suitable for families or professionals.

One of the standout features of this property is its potential for extension, subject to planning permission. This offers the new owner the exciting opportunity to personalise and expand the living space to suit their needs.

With its prime location, charming Victorian architecture, and the potential for further development, this property is a rare find in a sought-after area. Do not miss the chance to make this house your home in the vibrant heart of London.







- Chain Free
- Poets Corner location
- Short Walk to Walthamstow Central Victoria Line Station
- Victorian Terrace
- potential for further growth (STPP)
- quietest turning

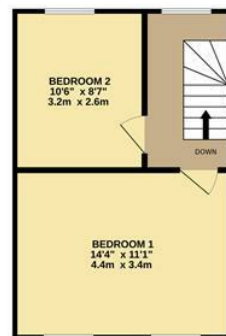




GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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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Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

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