

BUTLER & STAG

Flat B, 69 Waverley Road, London  
London

Guide Price £300,000



## Flat B

69 Waverley Road, London

Built around 2005, this first-floor one-bedroom apartment blends the charm of a Victorian conversion with the convenience of modern construction.

- Guide Price £300,000-£325,000
- One Bedroom First Floor Flat
- Share Of Freehold
- Open Plan Living
- Significant Attic Storage
- 0.2 Miles From Wood Street Station
- Council Tax Band B





A staircase leads up to an impressive 270 Sq. ft open-plan kitchen/living/dinning space, where wooden flooring, stainless steel finishes, and a glass balustrade give the room a sleek, contemporary feel –ideal for entertaining. At the front, the generous 14ft bedroom offers plenty of space for fitted wardrobes and is filled with natural light from two large windows.

Waverley Road is tree-lined street just moments from Wood Street station, providing quick overground access to London Liverpool Street in around 20 minutes, and just one stop from Walthamstow Central for the Victoria line. With a great selection of cafés, pubs, and restaurants nearby—not to mention the popular indoor market—you'll have plenty to explore right on your doorstep.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







# Waverley Road

Approx. Gross Internal Area 40.3 sq. metres (433.6 sq. feet)

## First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



## Ground Floor

Approx. 3.2 sq. metres (34.7 sq. feet)



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## We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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# Like what you see? Let's talk

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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