



A beautifully presented Victorian terrace house in a completed chain. This home measures approximately 1,106 square feet in size arranged over three well-designed floors maximising the space.

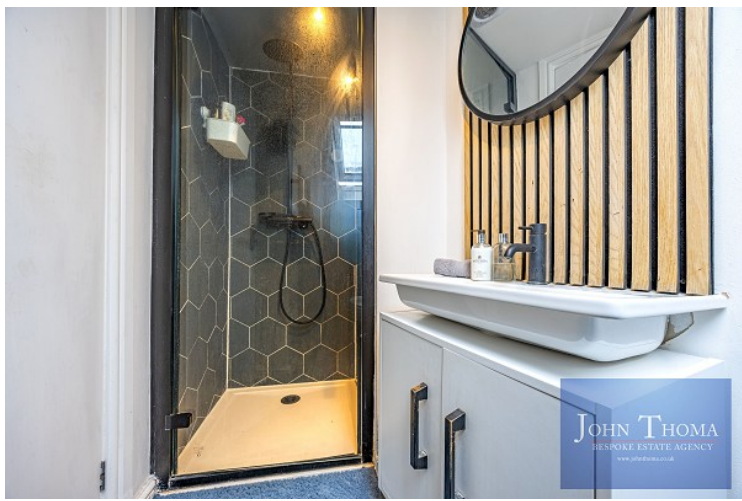
This period home is full of character featuring three double bedrooms, with an ensuite to the master, a well-appointed family bathroom and an impressive ground-floor extension.

Roma Road, London

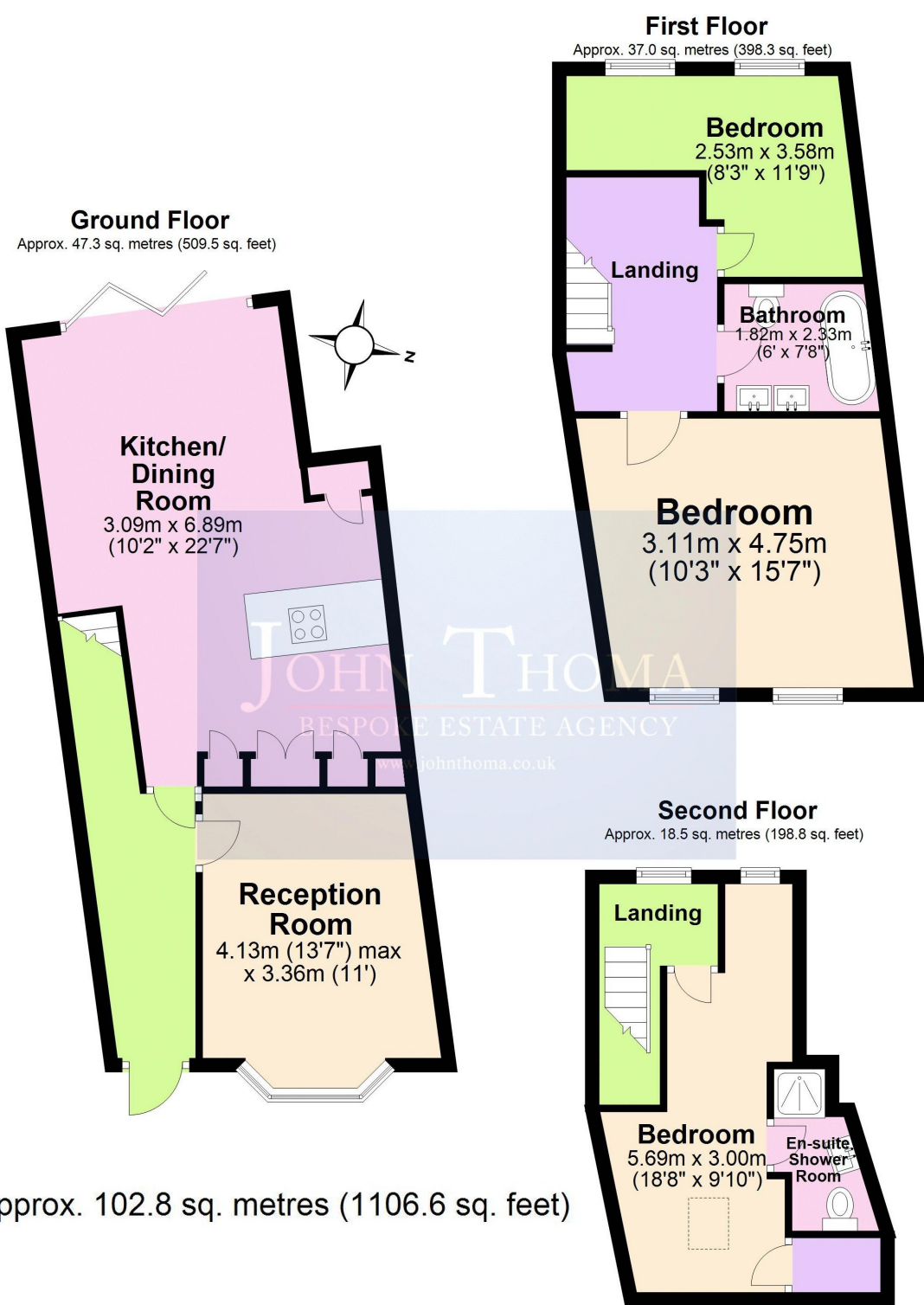


- ◆ Arranged over three floors this property is immaculate throughout
- ◆ Ground floor consist of two reception rooms and a bespoke fitted kitchen
- ◆ The first floor includes two double bedrooms and a stunning family bathroom
- ◆ The second floor contains the master bedroom with includes an ensuite shower room
- ◆ To the rear west facing garden is low maintenance with a storage box and internal bifold doors

- ◆ This property has approximately 1106.6 square feet of internal living space
- ◆ A short walk to Blackhorse Road tube station, Walthamstow Central and the over ground
- ◆ Excellent location near to ample local amenities, excellent schools, cafes, shops and restaurants
- ◆ In a completed chain



Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax Band: C (Waltham Forest)**

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