

PAYNE & Co



Edinburgh Road, London

London

Guide Price £875,000 Co

Guide Price - £900,000 - £950,000. This five-bedroom terraced house is for sale in the Walthamstow area of London, offering accommodation arranged with two reception rooms, one kitchen and two bathrooms, all presented in good condition. The layout provides flexibility for family living, with separate spaces for dining, relaxing and home working if required. The property is situated within reach of a range of local amenities, including independent shops, supermarkets and cafés on nearby Walthamstow High Street and Hoe Street. Lloyd Park is accessible for open green space, play areas and regular community events. There are good public transport links. Walthamstow Central station (Victoria Line and Overground) offers Underground services to King's Cross St Pancras in around 20 minutes and Oxford Circus in about 25 minutes, as well as rail services towards Liverpool Street. Local bus routes provide further connections across Waltham Forest and into central London. Families have access to nearby schools catering for different age ranges, with both primary and secondary options in the surrounding area. The combination of five bedrooms, multiple reception rooms and convenient access to amenities and transport makes this terraced house a practical choice for families looking to buy in this part of London.

London Borough of Waltham Forest - Tax Band C - £2,121.74 **per annum**
(2026/2027)

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Walthamstow Central Location
- Five Bedrooms
- Large Garden Room
- Two Reception Rooms
- Walking distance to Station
- Suitable for large families
- Spacious Kitchen/Diner
- Rear And Loft Extended



Ground Floor Hallway

Lounge/Diner

23' 5" x 11' 3" (7.14m x 3.43m)

Kitchen/Breakfast Room

16' 6" x 14' 5" (5.03m x 4.39m)

Shower Room

Shower Room

Reception

11' 8" x 10' 3" (3.55m x 3.13m)

Utility

First Floor Landing

Bedroom

10' 10" x 14' 5" (3.31m x 4.39m)

Bedroom

11' 7" x 9' 3" (3.54m x 2.83m)

Bedroom

9' 10" x 8' 9" (3.00m x 2.66m)

Second Floor Landing

Bedroom

17' 7" x 10' 1" (5.37m x 3.08m)

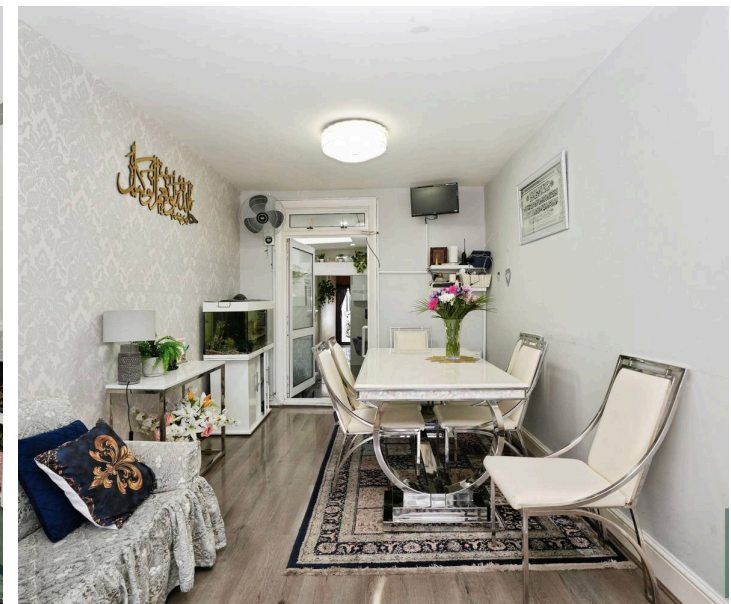
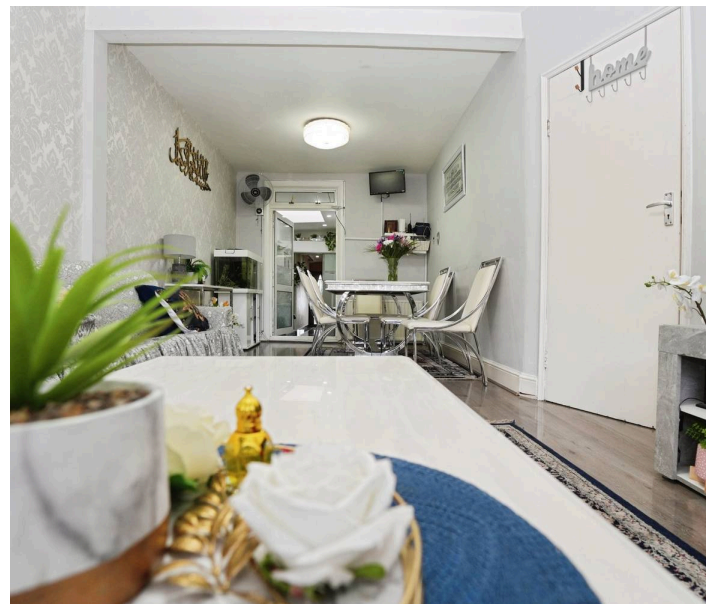
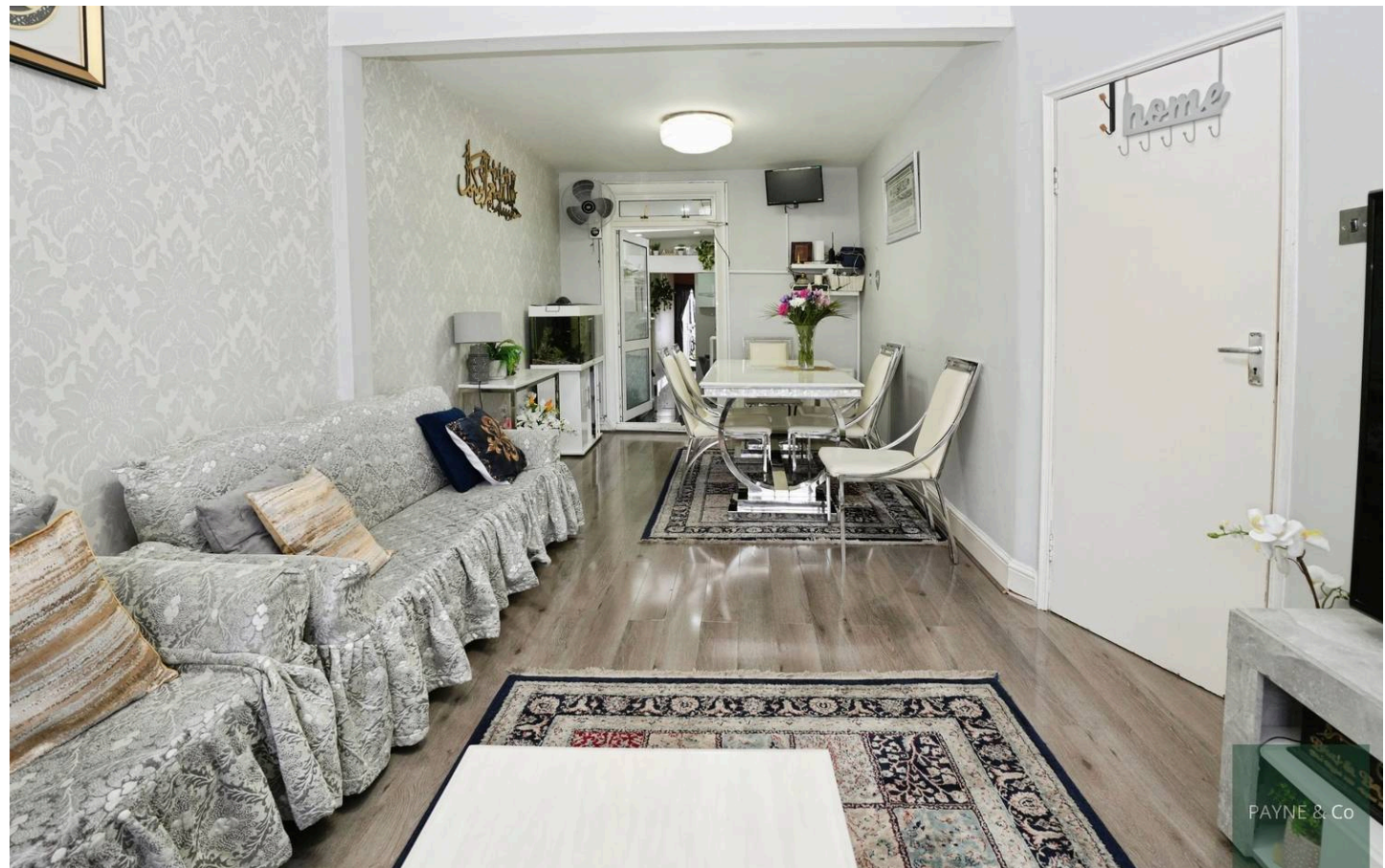
Bedroom

11' 3" x 8' 4" (3.43m x 2.53m)

W.C

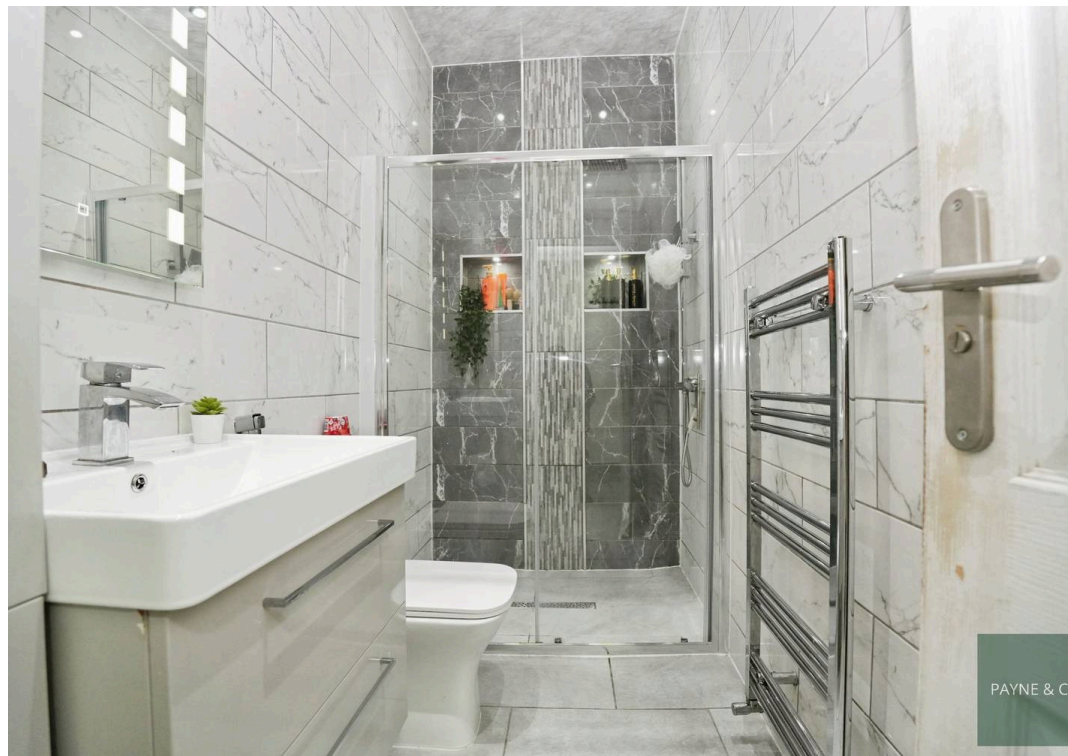
Garden Room

12' 2" x 15' 2" (3.71m x 4.62m)





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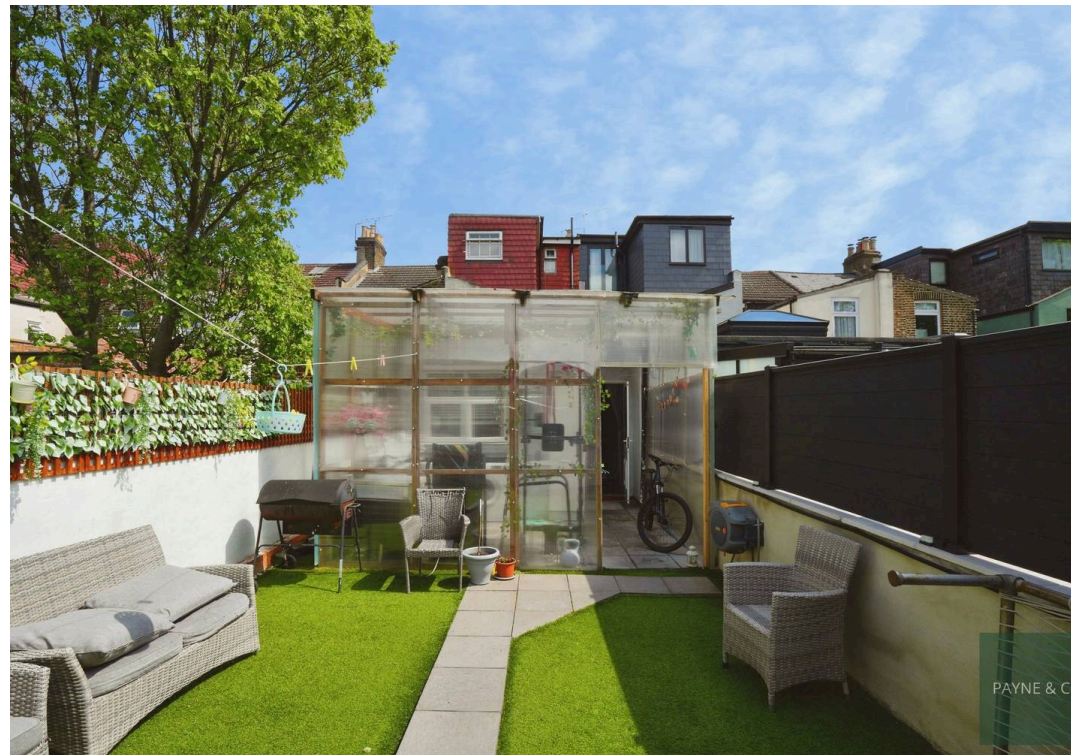
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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