



**Price**  
**£775,000**

**Freehold**

4x 2x 1x

**Hartington Road,  
Walthamstow, E17**



## Main features

- **Stunning period family home**
- **Bright and spacious through lounge**
- **Well-presented fitted kitchen with ample storage**
- **Lovely rear garden**
- **Located on the edge of St James Park**
- **Excellent transport links & close to local amenities**

## Accommodation

### GROUND FLOOR

Lounge/Dining Area: 24'8 x 13'3 (7.52m x 4.04m)

Kitchen/Breakfast Room: 13'8 x 10'3 (4.17m x 3.13m)

### FIRST FLOOR

Bedroom 1: 13'5 x 10'4 (4.09m x 3.15m)

Bedroom 2: 11'2 x 8'2 (3.41m x 2.49m)

Bathroom

### SECOND FLOOR

Bedroom 3: 12'3 x 10'6 (3.74m x 3.20m)

Bedroom 4: 9'7 x 8'5 (2.92m x 2.57m)

Second Floor Bathroom

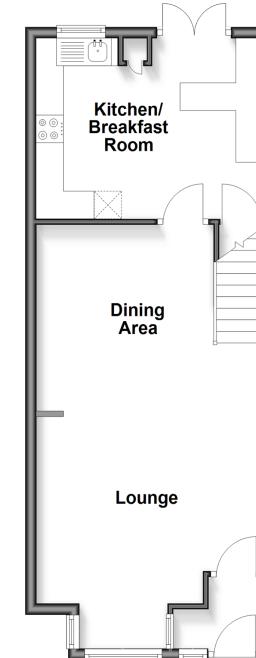
### OUTSIDE

Front Garden

Rear Garden

### Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



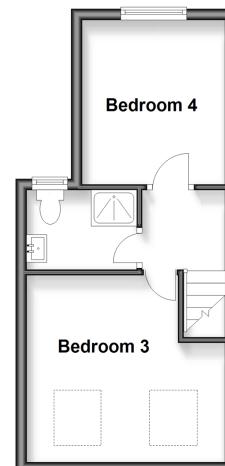
### First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



### Second Floor

Approx. 25.9 sq. metres (278.6 sq. feet)



Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



CURRENT:  
C(70)

POTENTIAL:  
C(80)



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