



West Avenue Road, E17 9SE  
Walthamstow





# West Avenue Road, E17 9SE

Nestled in the heart of Walthamstow, on the charming West Avenue Road, this beautifully presented house offers an exceptional living experience. With Three bedrooms and a study, this property is perfect for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The house boasts two bathrooms, ensuring convenience for all residents. One of the standout features of this property is its stunning artists garden, which offers a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. The garden is beautifully maintained, providing a perfect backdrop for summer barbecues or peaceful afternoons. The garden benefits from having a studio.

Located within walking distance to Walthamstow Village, residents can enjoy the vibrant local community, complete with delightful cafes, shops, and parks. The central location also offers excellent transport links, making it easy to commute to central London or explore the surrounding areas. The property is walking distance to the newly built Soho Theatre.

Additionally, this property presents potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires. This is a rare opportunity to acquire a well-located, spacious family home in a sought-after area. Do not miss the chance to make this lovely house your new home.

## Offers In Excess Of £1,100,000



- **Walthamstow Central Location**
- **Well Maintained Garden**
- **Two Reception Rooms**
- **Three Bedrooms**
- **Garden Studio**

#### Locality

West Avenue Road is a quiet, residential one-way street ideally located just a five-minute walk from Walthamstow Central station, offering excellent transport links via the Victoria Line and Overground—making central London easily accessible in under 20 minutes. One of the standout features of the area is its close proximity to Walthamstow Village, one of East London's most sought-after and picturesque neighbourhoods. The Village is known for its charming streets, historic buildings, artisan shops, and thriving independent food and drink scene, making it a vibrant cultural hub with a strong community feel.

Local amenities are excellent, with major supermarkets like Tesco, Lidl, and Asda nearby, alongside independent shops, cafés, and delis. Cultural attractions such as the William Morris Gallery, Lloyd Park, and Walthamstow Market are easily accessible, while green spaces like Walthamstow Marshes and Epping Forest offer welcome escapes from urban life.

Local schools are well-regarded, with options such as Greenleaf Primary and Walthamstow School for Girls (rated Outstanding by Ofsted) serving the community.

West Avenue Road offers the best of Walthamstow living: a peaceful residential setting with immediate access to the character and charm of Walthamstow Village, excellent transport links, strong community spirit, and a mix of green spaces and cultural attractions. While rising property values and minor urban pressures exist, the overall appeal of this East London neighbourhood continues to grow.

#### Tenure & Council Tax

Tenure: Freehold  
 Council Tax Band: D  
 Annual Council Tax Estimate: £2,278 pa  
 Flood Risk:  
 Rivers & Seas-Very low  
 Surface Water- Very low

#### **Hallway 5'9" x 16'7" (1.77 x 5.07)**

Double radiator, parquet flooring and smoke alarm.

#### **Reception One 12'11" x 17'10" (3.95 x 5.44)**

Single glazed bay window to front aspect, textured ceiling, double radiator, carpeted flooring, open style fireplace, wooden over mantelpiece and power points.

- **Walking Distance To Walthamstow Village**
- **Catchment Area for local School**
- **Access to the Cellar**
- **Home Study**

#### **Lounge 12'11" x 17'6" (3.95 x 5.35)**

Single glazed bay window to rear aspect, textured ceiling, double radiator, carpeted flooring, open style fireplace, wooden over mantelpiece and power points.

#### **Kitchen 6'11" x 11'0" (2.11 x 3.37)**

Lino flooring, tiled walls, range of base & walls units with roll top granite effect work surfaces, freestanding cooker with electric oven and hob, extractor fan, sink with drainer unit, space for fridge freezer, spotlights and power points.

#### **Dining Room 9'8" x 8'7" (2.97 x 2.64)**

Double glazed windows to the rear and side aspect, double radiator, carpeted flooring, power points, doors leading to the garden.

#### **Cellar 4'11" x 16'2" (1.51 x 4.95)**

Power.

#### **First Floor Landing 9'8" x 10'5" (2.97 x 3.18)**

Carpeted flooring and power points.

#### **First Floor Bathroom 5'2" x 9'1" (1.58 x 2.77)**

Walls with tiled splash backs, single radiator, Lino flooring, extractor fan, shower cubicle with electric shower, hand washbasin with mixer tap and vanity under, lower flush w/c.

#### **Bedroom One 11'6" x 17'0" (3.51 x 5.19)**

Single glazed bay window to front aspect, textured ceiling, double radiator, carpeted flooring, built in wardrobe and power points.

#### **Bedroom Two 11'7" x 15'6" (3.55 x 4.73)**

Single glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring, built in wardrobe and power points.

#### **Bedroom Three 5'11" x 12'0" (1.81 x 3.67)**

Single glazed window to front aspect, textured ceiling, double radiator, carpeted flooring and power points.

#### **Study 4'11" x 13'8" (1.50 x 4.19)**

Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring and power points.

#### **En-Suite 5'6" x 7'3" (1.68 x 2.22)**

Double glazed window to rear aspect, part tiled walls and Lino flooring, extractor fan, panel enclosed bath with thermostatically controlled shower, hand washbasin with mixer tap and vanity under, lower flush w/c.

#### **Garden**

Mainly laid to lawn, brick, wooden shed with power and lighting, water tap and garden pond.









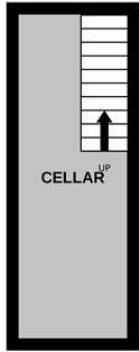
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

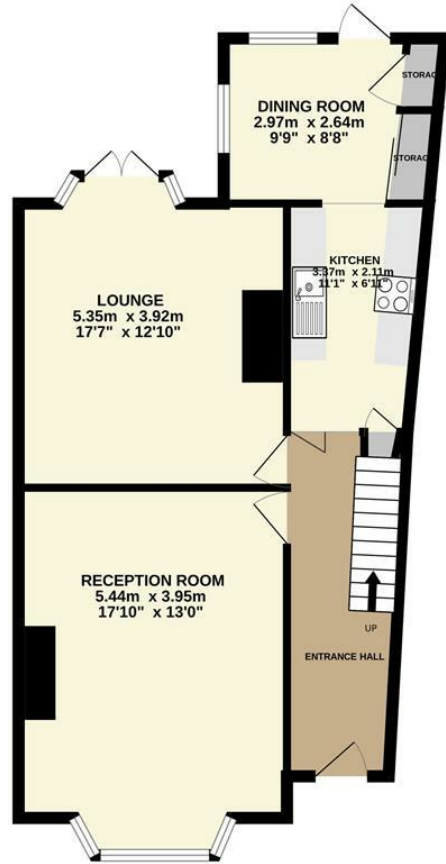
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



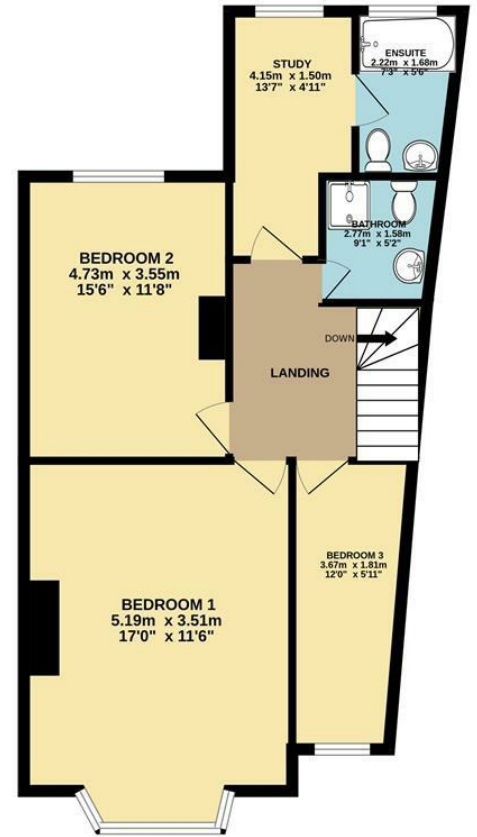
CELLAR



GROUND FLOOR



1ST FLOOR



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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