



Edinburgh Road, Walthamstow, London

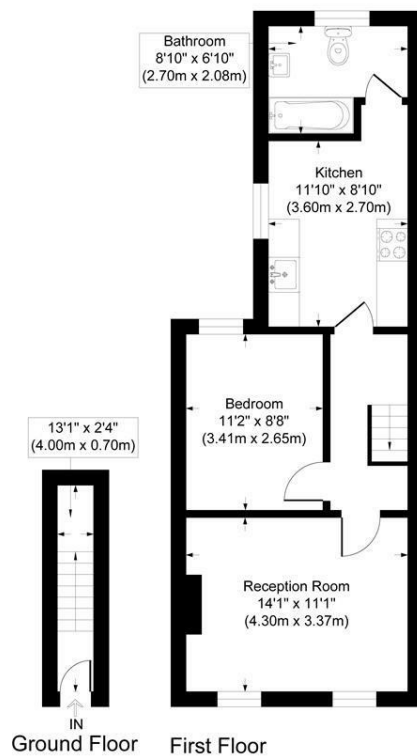
Offered to the market chain free, this first-floor one-bedroom Victorian conversion presents an excellent opportunity for first-time buyers and investors alike. The property is a true blank canvas, allowing the new owner to create a fantastic home to their own specification.

Set within an attractive brick-fronted mid-terrace, the accommodation comprises a bright front reception room with an attractive feature fireplace, a generous double bedroom, and a spacious kitchen fitted with a gas hob with ample room for a dining table. To the rear, the fully tiled bathroom is fitted with a white suite and shower over the bath.

Further benefits include a new lease upon completion, offering added peace of mind, together with exciting potential to extend into the loft, subject to the usual planning permissions and building regulations.

- Charming First Floor Flat In A Victorian House
- Central Walthamstow Location
- 0.4m To Walthamstow Central Station
- 0.1m To Walthamstow Queens Road
- No Onward Chain
- Council Tax Band B
- EPC Rating C
- 525 Sq Ft - 48.7 Sq M

£325,000



settle.

Edinburgh Road

Approximate Gross Internal Area

Ground Floor = 2.8 sq m / 30 sq ft

First Floor = 45.9 sq m / 495 sq ft

Total = 48.7 sq m / 525 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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