



## Aubrey Road, Walthamstow, London, E17

Guide Price £1,100,000

Freehold

**FOR SALE**

1 1 4

- Guide Price: £1,100,000-£1,200,000
- 4 bedroom end of terraced house
- Stunning open plan lounge/kitchen/diner
- Ground floor WC & utility area
- Loft conversion
- Poets Corner Location
- Excellent school catchment area
- EPC rating: C (78)
- Chain-free & NHBC Warranty
- Internal: 1532 sq ft (143 sq m)

Located in the highly sought-after Poets Corner of Walthamstow, this newly built four-bedroom end-of-terrace house presents a remarkable opportunity to embrace modern living in a characterful location. Boasting a timeless brick facade, this property exudes undeniable charm from the moment you arrive.

Step inside to discover a stunning open-plan kitchen-diner, a true hub of the home bathed in natural light. This contemporary space is perfect for both entertaining and everyday family life. Imagine effortlessly extending your living area outdoors through the impressive bi-folding doors leading directly into the garden, creating a seamless indoor-outdoor flow ideal for al fresco dining and relaxation.

The ground floor also features the added convenience of a ground-floor WC. Ascend to the upper floors to find four well-proportioned bedrooms, including a fantastic loft conversion that offers versatile space, perfect as a master suite, guest room, or home office. The top floor often provides delightful views, adding to its appeal.

Located in the prestigious Poets Corner, you'll be immersed in a neighbourhood rich with literary history and a tranquil atmosphere. Despite its peaceful setting, this home is incredibly well-connected. Walthamstow Central station is just a short walk away, providing swift access to Central London via the Victoria Line in 15-20 minutes. Beyond the property itself, you'll benefit from the vibrant lifestyle Walthamstow offers. The diverse food and drink scene along Hoe Street is easily accessible, as is the lush green space of Lloyd Park. For culture enthusiasts, the Soho Theatre Walthamstow is conveniently located nearby. Families will appreciate the area's family-friendly atmosphere and proximity to reputable schools.

This exceptional property comes with the reassurance of an NHBC Warranty, providing peace of mind for years to come. Furthermore, it is offered chain-free, streamlining the purchasing process for a quicker and smoother transaction.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to:

### Ground Floor WC

### Open plan lounge/kitchen/diner

50'4 x 14'6 (15.34m x 4.42m)

Door to ground floor wc & utility area. Bi-folding patio doors leading into rear garden.

### Utility Area

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

14'6 x 9'9 (4.42m x 2.97m)

### Bedroom Two

15'7 x 10'1 (4.75m x 3.07m)

### Bedroom Three

13'1 x 8'3 (3.99m x 2.51m)

### First Floor Bathroom

8'2 x 5'7 (2.49m x 1.70m)

### Second Floor Landing (Loft)

Door to:

### Bedroom Four

20'9 x 11'2 (6.32m x 3.40m)

Door to:

### Second Floor WC

6'11 x 2'11 (2.11m x 0.89m)

### Rear Garden

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council tax band: TBC (New Build)

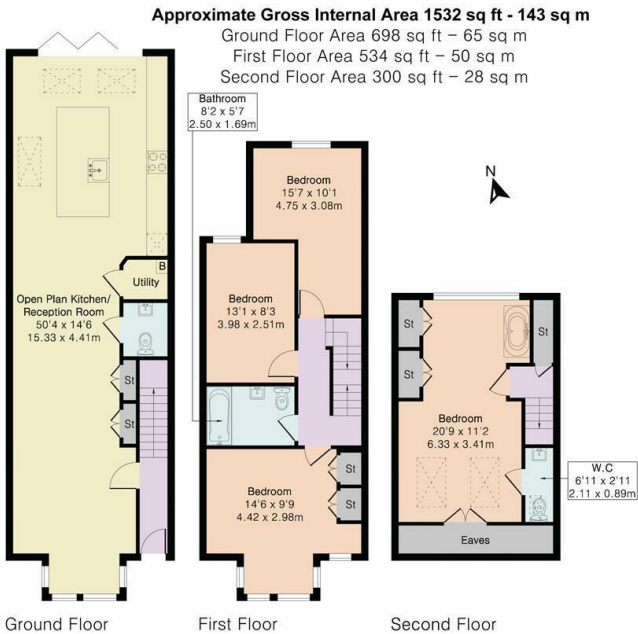
### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	78
England & Wales		
	EU Directive 2002/91/EC	

## LOCATION



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