



Salcombe Road | | London | E17 8JH

Guide price £600,000

CROWN
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Salcombe Road |
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A substantial end-of-terrace property currently arranged as two self-contained one-bedroom flats, offering immediate investment potential or scope to reinstate as a single three-bedroom family home, subject to the necessary consents. Guide price £600,00

Situated on Salcombe Road, this versatile property provides flexible accommodation extending to approximately 981 sq ft (91 sq m), excluding the outbuilding. The ground floor comprises a one-bedroom unit with a front bedroom, living room, kitchen and bathroom, together with access to a private rear garden. The first floor provides a further self-contained one-bedroom flat with living space, kitchenette, bathroom and double bedroom.

Externally, the property benefits from a rear garden of approximately 28 ft, along with a substantial outbuilding/shed to the rear, offering additional storage or potential workspace (subject to requirements). As an end-of-terrace house, it also enjoys the added benefit of side access and a slightly wider plot feel compared to mid-terrace properties.

The property will appeal to investors seeking dual-income potential in its current configuration, as well as buyers looking to convert the accommodation back into a single dwelling to create a three-bedroom family home.

Any buyer considering alteration, reconfiguration or continued use as separate units should make their own enquiries with the local planning authority and seek advice from their legal advisers to confirm the lawful planning status and any consents required.

Salcombe Road is well positioned for local amenities and transport links, with convenient access to St James Street Overground and Blackhorse Road (Victoria Line), providing swift connections into Central London and supporting strong long-term demand.

- Freehold end-of-terrace property
- Currently arranged as two self-contained one-bedroom flats
- Gas central heating
- Double glazed windows
- Private rear garden
- Potential to reinstate as a three-bedroom house (STPP)
- Side access
- Potential to convert loft subject to planning
- Vacant - In need of Modernsation
- Well located in sought-after Walthamstow



Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



Reception One

11'1" x 11'5" (3.4 x 3.5)

Bedroom One

10'11" x 10'7" (3.35 x 3.25)

Kitchen One

13'6" x 8'10" (4.14 x 2.7)

Ground Floor Bathroom

Reception Two

14'0" x 12'11" (4.27 x 3.96)

Bedroom Two

10'11" x 8'7" (3.33 x 2.64)

Kitchen Two

10'7" x 9'1" (3.25 x 2.77)

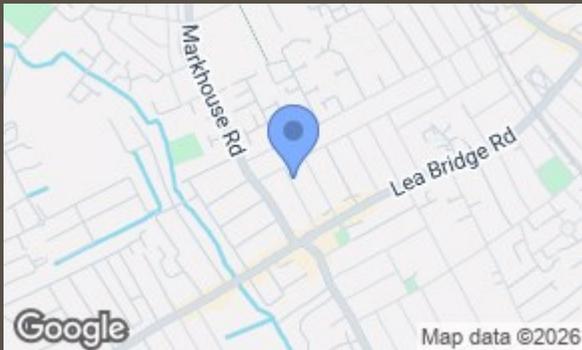
First Floor Shower Room





At Crown Group Estates, we offer a proactive, client-focused approach to property sales, supported by strong local knowledge and professional marketing.





The property is situated on Salcombe Road, a well-established residential turning in Walthamstow, conveniently positioned for local amenities and excellent transport links. St James Street and Blackhorse Road stations are within easy reach, providing swift access into Central London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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