





Howard Road, Walthamstow

Guide Price £400,000 - £425,000

Tenure : Leasehold

Floor Area : 619.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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 



Guide price £400,000 – £425,000

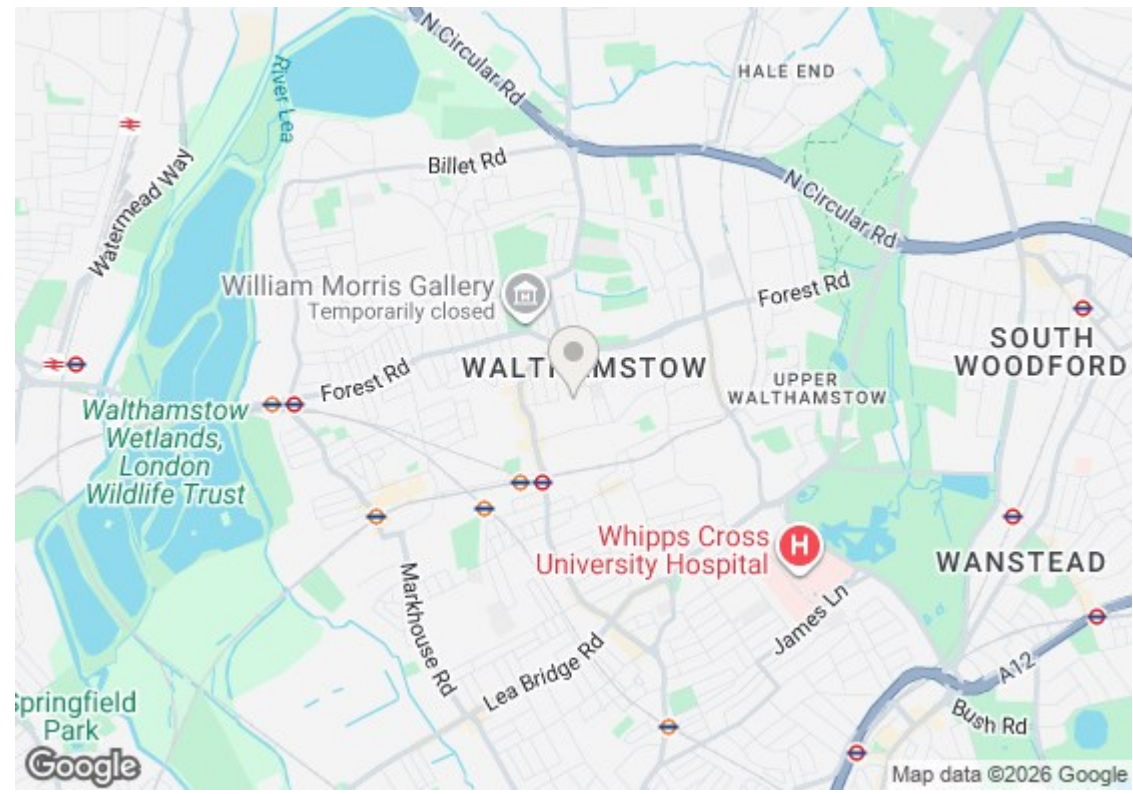
Nestled within Poets Corner, one of Walthamstow's most desirable residential areas, this charming one bedroom Victorian conversion offers an excellent blend of period character, generous living space and a fantastic location. Offered chain free, the property is an ideal opportunity for first-time buyers, couples or those looking for a well connected home with its own private garden. The property features a spacious reception room, with sliding doors opening directly onto a beautiful private garden. The garden provides a wonderful outdoor retreat, offering an ideal space for relaxing, entertaining guests and enjoying family gatherings during the warmer months. The accommodation further benefits from a large double bedroom, providing excellent proportions and plenty of space for a range of bedroom furniture and storage. There is also a sizable kitchen with a generous amount of storage space, offering ample room for cooking, dining and everyday living, with sufficient space to accommodate a dining table.

A particularly attractive feature for buyers is the long lease, with approximately 151 years remaining, together with no service charge, providing greater long term peace of mind.

Located approximately 0.5 miles from Walthamstow Central Station, the property is ideally positioned for commuters, offering excellent transport connections to Central London via the Victoria line, as well as services towards Liverpool Street. Walthamstow Village is approximately 0.3 miles away, placing residents within easy walking distance of an excellent selection of independent cafés, restaurants, eateries, boutique shops and local amenities. The surrounding area offers a wealth of attractions and leisure facilities, including Soho Theatre, yoga studios, Walthamstow Town Hall, the famous God's Own Junkyard and Walthamstow Market, one of the longest outdoor street markets in Europe. The property is also well placed for a selection of Ofsted rated schools and colleges. For those who enjoy green open spaces, Lloyd Park and the William Morris Gallery are both within easy reach. The area also benefits from a popular Saturday market, offering a variety of fresh farm produce, artisan baked goods and other locally sourced products.

Combining a desirable residential setting with excellent transport links, vibrant local amenities, ample living and storage space and a beautiful private garden. This attractive Victorian conversion presents a fantastic opportunity to enjoy all that Walthamstow has to offer.





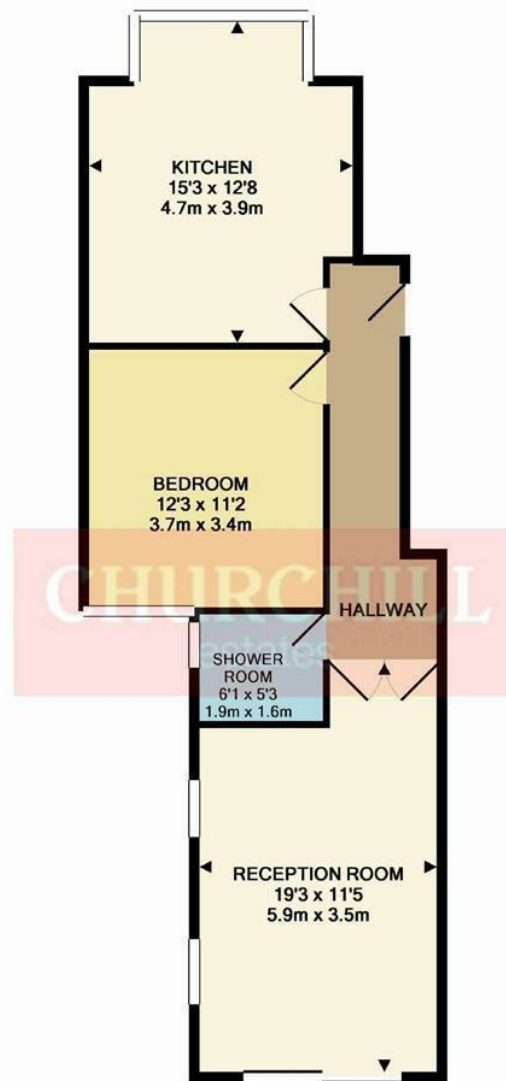


- Poets corner location
- Short stroll to Lloyds park
- Beautiful garden
- Long Lease

- Close to transport links
- Chain free
- Victorian Conversion

CHURCHILL
estates





TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2016

Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

CHURCHILL
estates