

Directions

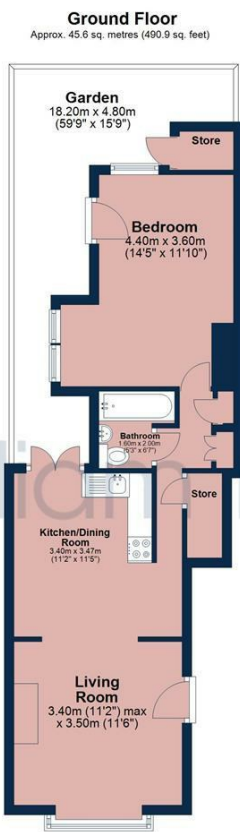
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 45.6 sq. metres (490.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp.

**Brookscroft Road**



39A Brookscroft Road, Walthamstow, E17 4LH

Guide Price £350,000

- Guide Price £350,000 - £375,000
- Generous private rear garden
- Double bedroom positioned to the rear overlooking garden
- Offered chain free
- Close to Lloyd Park and transport links (Walthamstow Central & Wood Street)
- Ground floor one bedroom period conversion
- Well-proportioned rooms and good natural light
- Long lease
- Quiet and well-regarded residential street
- Lots of storage



# 39A Brookscroft Road, Walthamstow E17 4LH

Guide Price £350,000 - £375,000 An elegant ground floor one bedroom conversion with an unusually large private garden and generous interior spaces. Offered chain free with a long lease, moments from Walthamstow Village, Lloyd Park and excellent transport connections.

1

1

1

D

Council Tax Band: B

Occupying a desirable position on Brookscroft Road, this beautifully arranged ground floor one bedroom conversion offers an impressive sense of space and tranquillity. The property has been thoughtfully configured to maximise natural light and flow, with a welcoming front reception room, a well-proportioned kitchen/dining space, and a generous double bedroom positioned to the rear for peaceful garden views.

One of the standout features is the extensive private garden, providing a rare opportunity for outdoor dining, entertaining, and landscaping potential. The apartment also benefits from two useful storage, offering additional practicality.

Offered chain free and with a long lease, this home presents an appealing opportunity for those looking to secure a refined residence in a sought-after neighbourhood.

Brookscroft Road is a quiet and well-regarded residential street, ideally situated to enjoy the very best of Walthamstow. The independent boutiques, restaurants and cafés of Walthamstow Village are within easy reach, as are the everyday conveniences and cultural offerings along Hoe Street. Excellent transport connections are available via Walthamstow Central (Victoria Line & Overground) and Wood Street Overground, ensuring swift access into the City and West End. The open green spaces of Lloyd Park and Hollow Ponds provide a welcome retreat, perfect for leisurely weekend strolls and outdoor pursuits.

