

# Albert Road, Walthamstow, London, E17

Offers In Excess Of £950,000

**FOR SALE**

🚗 1 🚿 2 🛏️ 4

Freehold

- 4 bedrooms terraced house
- Kitchen/diner & loft conversion
- Gas central heating
- Close to Walthamstow Village
- Walthamstow Queens Road Station: 0.1 mile
- Walthamstow Central Tube station: 0.3 mile
- Council tax band: E & EPC rating: B (85)
- Rear garden: Approx 60ft
- Chain-free
- Internal: 1389 sq ft (129 sq m)

This stunning four-bedroom terraced home, built in 2016, is offered to the market chain-free and boasts over 1,400 square feet of living space over three floors.

Upon arrival, a charming tiled path guides you to the front door, setting an elegant tone for the rest of the residence. The ground floor opens into a sophisticated front reception room, flooded with natural light through a classic bay window fitted with stylish shutters. This space features coving and a fireplace, complemented by built-in storage and shelving.

To the rear of the property lies an expansive, full-width kitchen-diner. This contemporary space marries sleek white gloss and warm wood cabinetry, enhanced by a skylight. Bi-fold doors provide a seamless transition to the private rear garden, which features a lush lawn and a decked area, ideal for al-fresco dining. The entire downstairs benefits from underfloor heating, and a downstairs WC adds further practicality to this level.

The first floor hosts three bedrooms, including a standout full-width double bedroom at the front. This primary first-floor room is exceptionally bright thanks to multiple windows and benefits from a built-in wardrobe. Serving this floor is a modern family bathroom finished to a high standard.

The top floor has been expertly converted to house a master suite. This peaceful retreat has ample natural light via multiple skylights and its own en suite bathroom.

Perfectly positioned just a short stroll from Walthamstow Village, residents can enjoy an array of independent shops and renowned local eateries, such as The W Store, Bora & Sons and Peeld. Transport links are equally exceptional, with Walthamstow Queens Road Station and Walthamstow Central Tube Station just a short walk away, providing effortless access to the City and beyond.

Shall we take a look?

# Albert Road, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Hallway

### Ground Floor WC

5'5 x 4'4 (1.65m x 1.32m)

### Reception Room

17'4 x 10'7 (5.28m x 3.23m)

Access to storage area.

### Kitchen/Diner

18'8 x 14'7 (5.69m x 4.45m)

Bi-folding patio doors leading to rear garden.

### First Floor Landing

Staircase leading to second floor (Loft Conversion/Bedroom Four). Door to all first floor rooms.

### Bedroom One

14'7 x 14'5 (4.45m x 4.39m)

### Bedroom Two

12'2 x 8'0 (3.71m x 2.44m)

### Bedroom Three

9'10 x 8'6 (3.00m x 2.59m)

### First Floor Bathroom

8'0 x 7'4 (2.44m x 2.24m)

### Second Floor Landing (Loft)

Door To:

### Bedroom Four

15'10 x 11'0 (4.83m x 3.35m)

Access to storage to eaves. Door To:

### Ensuite

8'10 x 6'7 (2.69m x 2.01m)

### Rear Garden

approx 60' (approx 18.29m)

On road residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: E

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

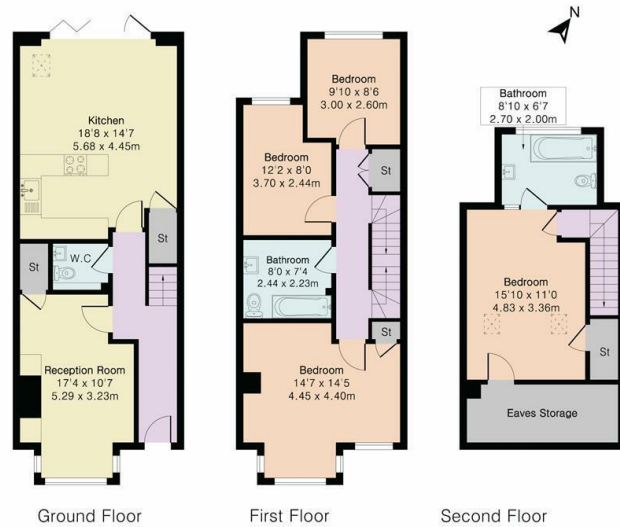
## FLOORPLAN

**Approximate Gross Internal Area 1389 sq ft - 129 sq m**

Ground Floor Area 570 sq ft - 53 sq m

First Floor Area 534 sq ft - 50 sq m

Second Floor Area 285 sq ft - 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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>		<b>93</b>
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

