

YELLANDS
est 1930

FOR SALE



2 Bedroom



1 Bathroom



909 sqft

EPC
Rating E

THE CRESCENT

Walthamstow, E17

£575,000

Call us: 020 8491 8080



Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.

The Story of THE CRESCENT

There's a certain charm to this part of Walthamstow. Victorian streets, established homes, and a neighbourhood that continues to draw people looking for character, community, and long-term potential.

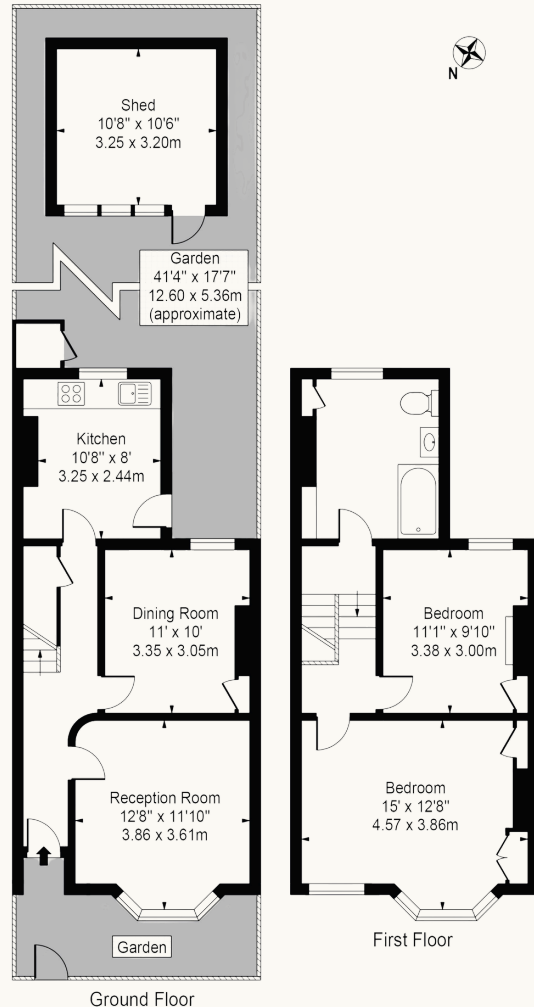
Positioned on one of the area's most sought-after residential roads, this two-bedroom freehold house comes to the market with vacant possession and offers a rare opportunity to completely reimagine a home from the ground up. The property now requires full refurbishment throughout, but that is very much part of its appeal. For the right buyer, it presents a blank canvas — a chance to restore, redesign, and create something entirely personal in a location where well-finished homes continue to perform strongly.

The Crescent

Approx. Gross Internal Area 909 Sq Ft - 84.45 Sq M

(Excluding Shed)

Approx. Gross Internal Area Of Shed 112 Sq Ft - 10.40 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

The current layout provides two bedrooms, separate living accommodation, and generous scope to improve and modernise over time. Subject to the usual planning consents, there may also be potential to extend or reconfigure the house further, allowing future owners to maximise both space and value.

Whether approached as a development project, long-term investment, or a home to shape around modern living, The Crescent offers genuine opportunity in an area where opportunities like this are becoming increasingly difficult to find.

This is not simply a house ready to move into. It is a house ready to be transformed.

Key Information

- Freehold House
- Two Bedrooms
- One Bathroom
- Garden
- Requiring Refurbishment Throughout
- Potential to Extend or Reconfigure (STPP)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |