





Devonshire Road, Walthamstow, London, E17

Offers In Excess Of £500,000

FOR SALE

 1  1  2

Share of Freehold

- First floor split-level conversion flat
- 2 Bedrooms
- Loft conversion
- Double glazing & Gas central heating
- Close proximity to Walthamstow Village
- Walthamstow Central Tube Station: 0.6 mile walking distance
- EPC rating: C (71)
- Council tax band: B
- On street residents permit parking
- Internal: 674 sq ft (62 sq m)

An exceptional opportunity to acquire a beautifully renovated two-bedroom, split-level conversion flat.

Stepping inside, you are welcomed up to a bright first-floor landing. The entire property has been decorated in a timeless palette of Farrow & Ball, Lick and Little Greene shades. To the front sits the impressive reception room, flooded with natural light from a classic bay window and featuring elegant wooden laminate flooring alongside bespoke built-in alcove storage. Directly adjacent is a peaceful first bedroom, ideal for guests or a home office. Towards the rear, the stylish kitchen comes complete with white cabinetry, chic gold hardware, classic metro tiles and a dedicated dining space.

Upstairs, a clever loft conversion houses a generous second bedroom with abundant eaves storage. This floor also features a remarkably stylish bathroom complete with premium Burlington brassware, a shower over the bathtub with a new glass screen, a heated towel rail and striking Victorian-style floor tiles.

Perfectly positioned in a quiet pocket of E17, the property is a 15-minute stroll from Walthamstow Village, home to excellent pubs, Ruff's Bistro and Eat17 groceries. Closer to home, Suba Bakery, Crumb, Gnarly Vines and The William The Fourth pub (home to Short Road Pizza) are all just a short walk away. Thomas Gamuel Park is also less than a stone's throw from your front door.

The thriving independent scene around Leyton Midland Road, which features the Tilbury Yards weekend market, Chunk Provisions ice cream, Swirl natural wine bar and Wins Bakery, is within easy reach too.

Transport links are excellent. Walthamstow Central station is just a short walk away, offering Victoria Line and Overground links. Walthamstow Queens Road is a 10-minute walk and Leyton Midland Road is a 15-minute stroll.

Shall we take a look?

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DIMENSIONS

Reception Room

14'2 x 13'3 (4.32m x 4.04m)

Kitchen

11'2 x 8'10 (3.40m x 2.69m)

Bedroom

12'9 x 12'6 (3.89m x 3.81m)

Bedroom

11'5 x 8'9 (3.48m x 2.67m)

Bathroom

6'8 x 5'2 (2.03m x 1.57m)

On street residents permit parking

Additional Information:

Head Lease Term: 125 years from 8 August 2014

Head Lease Remaining: 113 years remaining

Ground Rent: £0 - per annum

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham Forest

Disclaimer:

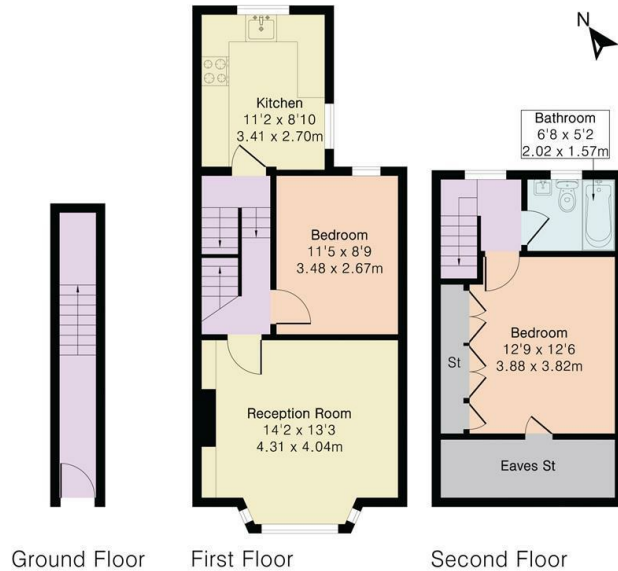
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FLOORPLAN

Approximate Gross Internal Area 674 sq ft - 62 sq m

First Floor Area 445 sq ft - 41 sq m

Second Floor Area 229 sq ft - 21 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	73
England & Wales	EU Directive 2002/91/EC	

LOCATION



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