






## West Avenue, Walthamstow, London, E17

Offers In Excess Of £875,000

**FOR SALE**

 1  3  5

Freehold

- 5 bedrooms semi-detached house townhouse
- 3 Bathrooms
- Walthamstow Village location
- Walthamstow Central Tube station: 0.2 mile
- EPC rating: B (89)
- Council tax band: E
- Rear garden: approx 34'1
- Off street parking
- Chain-free
- Internal: 1383 sq ft (129 sq m)

This exceptionally finished five-bedroom semi-detached townhouse offers modern urban living in the heart of the highly coveted Walthamstow Village. Offered chain-free and arranged across three beautifully proportioned storeys, the property has been meticulously designed to a high standard, with top-of-the-range fixtures and fittings throughout.

On the ground floor, a sleek contemporary kitchen sits at the front of the property, creating a stylish space for cooking and entertaining. To the rear, the spacious lounge is filled with natural light through large bi-fold doors overlooking the garden, while herringbone parquet flooring runs underfoot. A guest WC completes this level.

The upper floors host five well-appointed bedrooms arranged across two storeys. The first floor features two double bedrooms, including a generous principal bedroom with a stylish en-suite shower room and Juliet balcony, alongside a family bathroom. The second floor offers three further bright bedrooms, including another with a private en-suite shower room.

Outside, the property benefits from off-street parking to the front. The rear garden is mostly laid to lawn with a paved patio area suited to al fresco dining and summer gatherings.

Positioned in a prime E17 location, the home is a short walk from Walthamstow Central station, providing excellent transport links across the capital. Independent amenities, including Bora & Sons, Peeld and The W Store, are all close by in Walthamstow Village.

Shall we take a look?

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## DIMENSIONS

### In The Owners Words...

When planning and constructing this development, I wanted to create something unique, with the mix of Victorian style adapted to a new build property. I believe this has been beautifully achieved. In addition, the area of Walthamstow in which it is located is one of the most popular, up and coming locales. This will see what is a beautiful family home also become an investment at the same time - the prices in this area seemingly constantly increase, especially within this particularly beautiful pocket of Walthamstow - the Village. I would like to assure the potential buyers that this development was made with love and passion, as well as with thought to your necessities, needs and luxuries, and would like to welcome you in!

### Dimensions:

#### Ground Floor WC

#### Reception Room

14'9 x 11'8 (4.50m x 3.56m)

#### Kitchen

11'7 x 9'6 (3.53m x 2.90m)

#### Bedroom One

11'10 x 10'1 (3.61m x 3.07m)

#### Ensuite

11'10 x 4'3 (3.61m x 1.30m)

#### Bedroom Two

12'11 x 7'5 (3.94m x 2.26m)

#### First Floor Bathroom

10'3 x 6'11 (3.12m x 2.11m)

#### Bedroom Three

11'11 x 10'6 (3.63m x 3.20m)

#### Ensuite

11'11 x 3'11 (3.63m x 1.19m)

#### Bedroom Four

10'4 x 8'4 (3.15m x 2.54m)

#### Bedroom Five

10'4 x 5'11 (3.15m x 1.80m)

#### Rear Garden

34'1 (10.39m)

#### Off street parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

### 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.

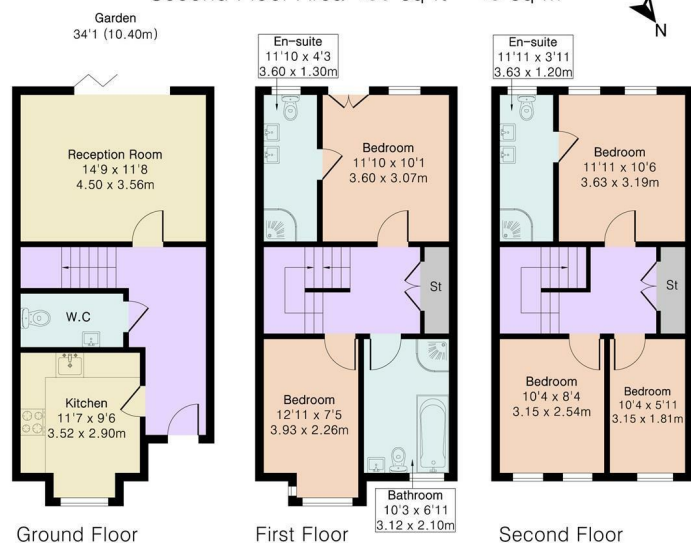
## FLOORPLAN

### Approximate Gross Internal Area 1383 sq ft - 129 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 472 sq ft – 44 sq m

Second Floor Area 460 sq ft – 43 sq m



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	89	91
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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