





King Edward Road, Walthamstow

Offers In Excess Of
£875,000

Tenure : Freehold

Floor Area : 1178.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



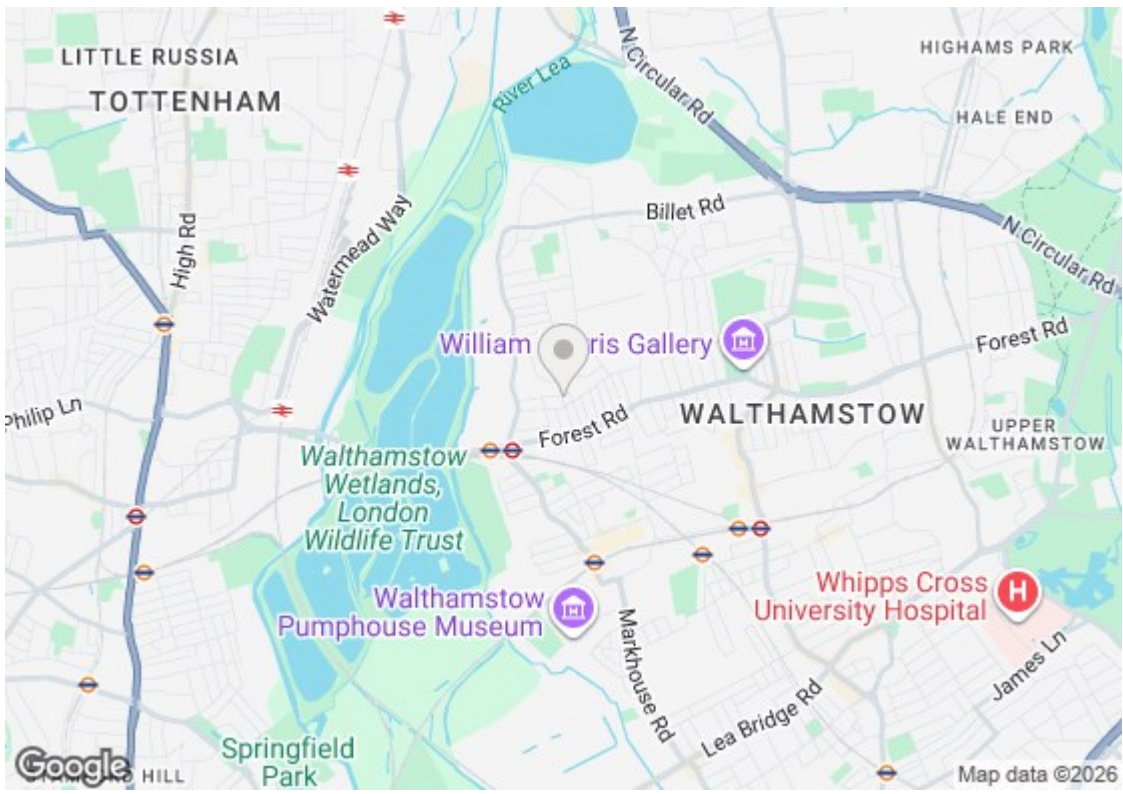
Nestled on the charming King Edward Road in Walthamstow, this beautifully refurbished Three-bedroom Victorian terraced house is a true gem in the sought-after Blackhorse Road area. The property boasts an impressive layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment.

The ground floor has been thoughtfully extended, offering a convenient ground floor WC, while the first floor is home to a well-appointed family bathroom. The heart of the home is undoubtedly the spacious kitchen diner, perfect for family gatherings and culinary adventures. The lounge, with its warm and welcoming atmosphere, is ideal for unwinding after a long day.

This delightful residence is just a few minutes' walk from Blackhorse Road Victoria Line station, ensuring excellent transport links to central London and beyond. The property is offered on a chain-free basis, making it an attractive option for those looking to move swiftly into their new home.

With its blend of period charm and modern convenience, this Victorian house is perfect for families or professionals seeking a vibrant community in Walthamstow. Don't miss the opportunity to make this stunning property your own.





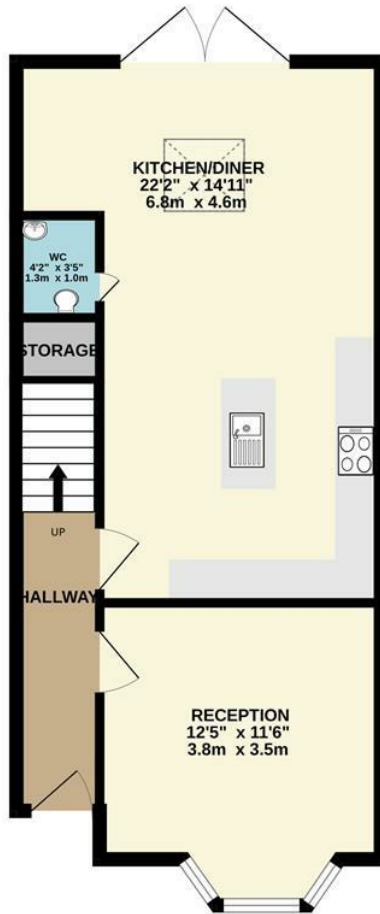


- chain free
- Close to Blackhorse road Victoria Line Station
- Refurbished to a high standard
- loft and rear extended
- en-suite to master bedroom
- spacious kitchen diner
- ground floor wc

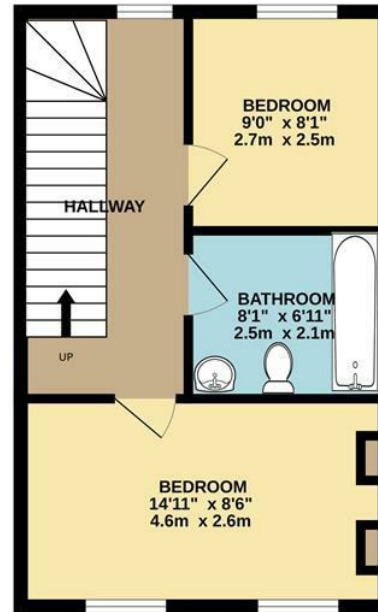
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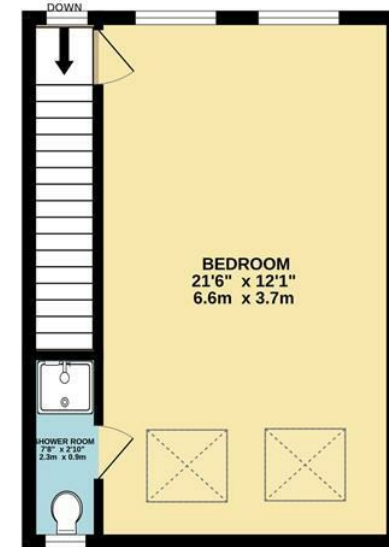
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 503 6060**

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