

# Settle.



Lansdowne Road  
, London, E17 8QU  
Offers in excess of £750,000



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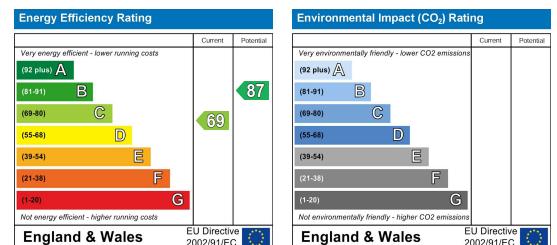
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Two-Bedroom Victorian Double-Bay Terraced House
- Garden Studio
- Galley Style Kitchen
- Prime Walthamstow Location
- South West Facing Garden
- 0.4m To Walthamstow Central Station
- Potential To Extend (STPP)
- 1060 Sq Ft - 98 Sq M

A charming two-bedroom Victorian double-bay terraced house located within comfortable walking distance of Walthamstow Central Station.

The ground floor comprises a bright and welcoming through lounge, featuring a bay window to the front, a cast iron fireplace and stripped wooden flooring throughout. This versatile space also provides a defined area for dining, making it ideal for both everyday living and entertaining. To the rear, the modern galley-style kitchen offers ample storage, an induction hob and a door leading directly out to the garden.

Upstairs, the property offers a spacious principal bedroom to the front spanning the full width of the house, complete with built-in wardrobes. Adjacent is a generous second double bedroom, while to the rear sits a large family bathroom fitted with a bathtub and a separate walk-in shower.

Externally, the south-west facing rear garden enjoys excellent natural light and is thoughtfully arranged with a mix of decking and mature shrubs. A superb garden studio is positioned at the rear, ideal for home working, creative interests or just as additional storage.

This appealing Victorian home presents a fantastic opportunity to create a larger family house, with clear potential to extend to the rear or into the loft, subject to the usual planning permissions.



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