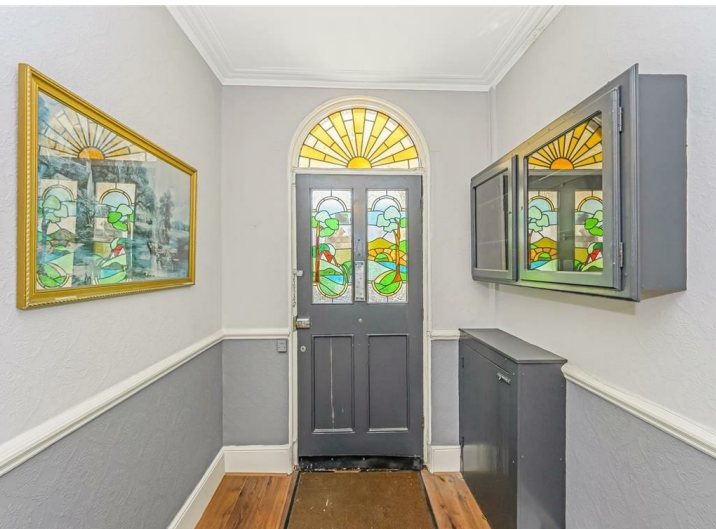




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# Grosvenor Park Road, Walthamstow

Asking Price £2,500,000

Tenure : Freehold

Floor Area : 3073.00 sq ft

Local Authority : Waltham Forest

Council Tax Band :

Bedrooms : 5

Receptions : 3

Bathrooms : 2



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

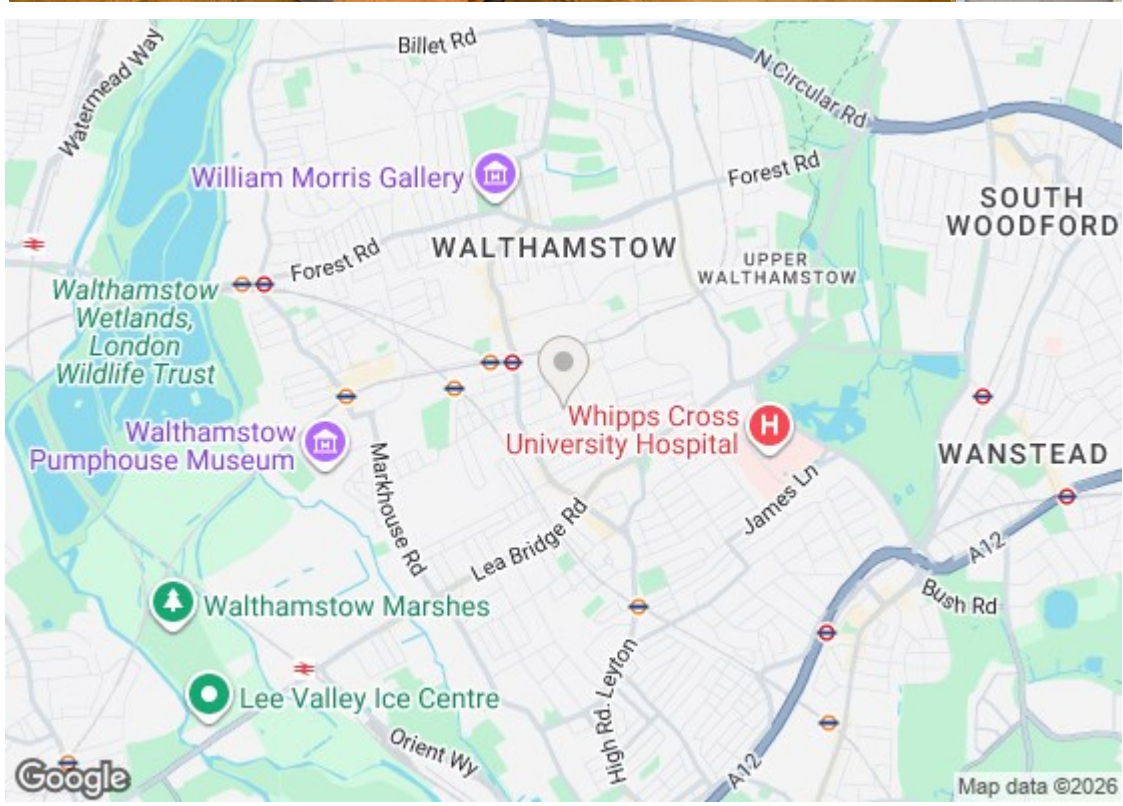
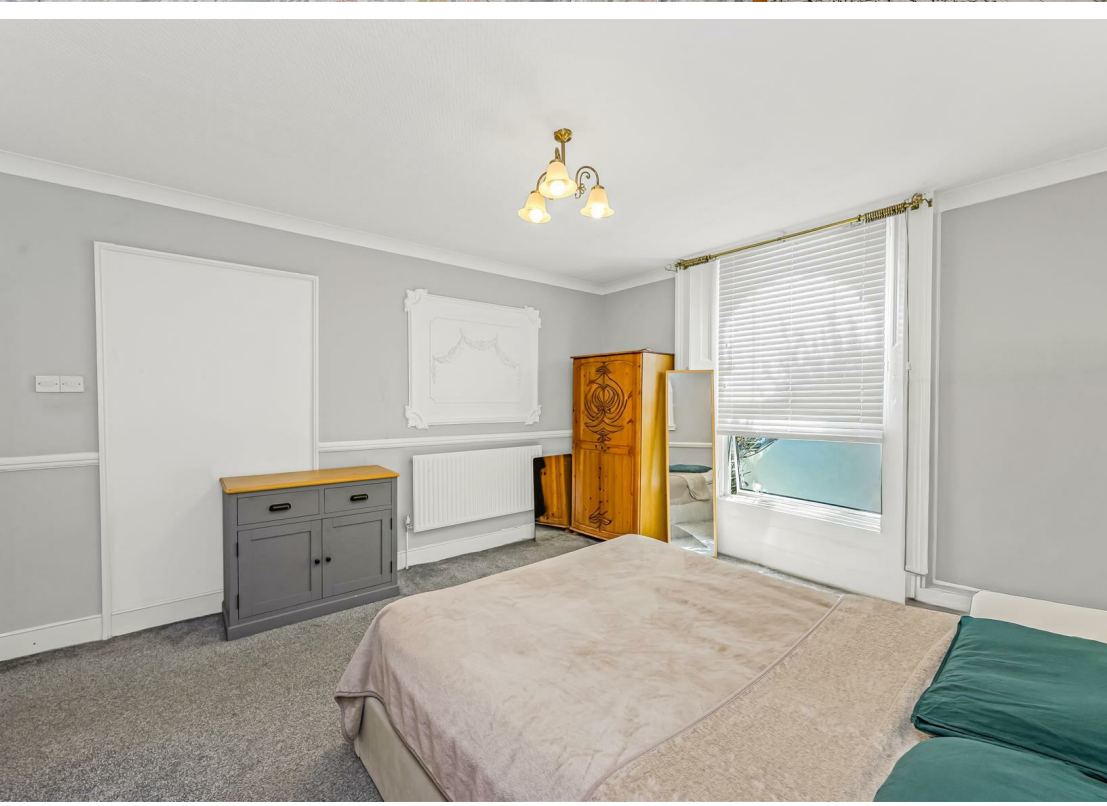


Welcome to Grosvenor Park Road, Walthamstow - a charming location that could be the perfect setting for your new home! This delightful house (currently set up as three separate dwellings) boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With Five bedrooms, a larger than average rear garden and an Annexe to the side, there is plenty of room for a growing family or for those who enjoy having a dedicated space for guests or hobbies.

Situated in a vibrant neighbourhood, this property is ideal for those looking to immerse themselves in the local community while still enjoying the comforts of a private residence. The house features Two bathroom, ensuring convenience for all residents.

Whether you're envisioning cosy evenings by the fireplace in one of the reception rooms or peaceful nights in one of the well-appointed bedrooms, this property offers a versatile space to make your own. Don't miss the opportunity to make Grosvenor Park Road your new address - a place where comfort and style meet in the heart of Walthamstow.







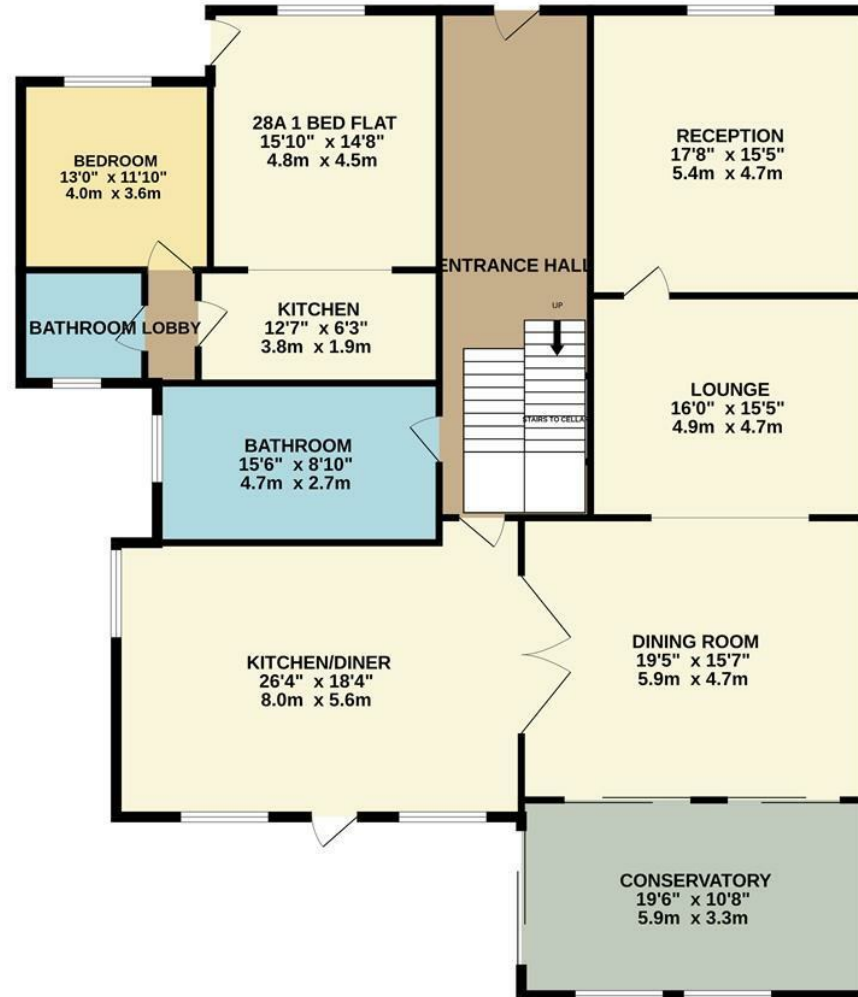
- Chain Free
- Walthamstow Village location
- Five bedrooms

- Unique Victorian House
- Larger than average garden
- easy access to Walthamstow Central Victoria Line Station

**CHURCHILL**  
estates



GROUND FLOOR  
2079 sq.ft. (193.2 sq.m.) approx.



Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

To view call **0208 503 6060**

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