



Albany Road, London, E17

BUTLER & STAG



## SALE AGREED, SIMILAR HOMES REQUIRED

**First impressions count and it doesn't get much better than this! An immaculately refurbished four bedroom family home offering around 1250 sq ft, prominently positioned on Albany Road, arguably one of Walthamstow's most sought after turnings.**



## Freehold

- Stunning Victorian Family Home
- Immaculately Refurbished Throughout
- Circa 45 ft Rear Garden
- Four Bedrooms/Two Bathrooms
- Underfloor Heating Throughout Kitchen
- 0.4 Miles To St James Street Station

Finished to the exacting standards by the current owners, this really is a turn key opportunity for its next owner.

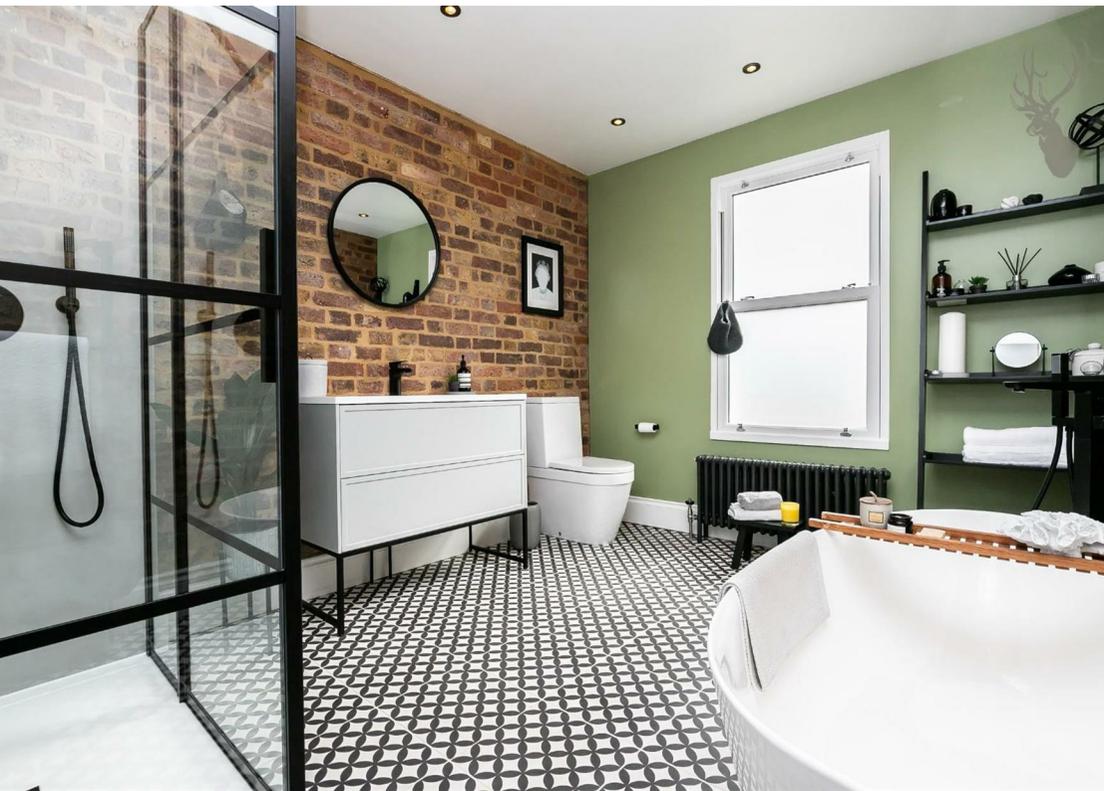
The entrance hall sets the tone for the quality of the home, as your eyes are immediately drawn to the sumptuous parquet flooring alongside the striking Italian Cordvari radiator of which almost every room throughout the home hosts one barring the kitchen which is underfloor heated.

The ground floor provides a bright & airy generous living space combined with various period features that you'd hope a house of this age would have on show. The through lounge is almost 25ft in length which is currently broken up into two, creating both a relaxing & a formal dining area, perfect for entertaining guests. Smart storage space has also been created under the stairs with a bespoke wine rack/pull out draws. The kitchen boasts a Neff combi oven/hob, Bosch Fridge/freezer & dishwasher, AEG washer dryer, CDA wine fridge, Bi-folding doors inviting the outside in.

On the first floor you'll find a delightful master bedroom with particular note to the feature wall panelling & parquet flooring, the room also holds his/hers build in wardrobes. Bedroom three is also occupied across this level currently used as a home office. A stunning family bathroom suite accompanies both bedrooms to this floor with an Imprey 'critical' shower enclosure, free standing bath, Lusso Stone sink unit, shower tray & head/mixer.

The second floor offers two further bedrooms, one with en-suite which would provide the perfect guest room. Bedroom four is also occupied as another home office.





## Albany Road, E17

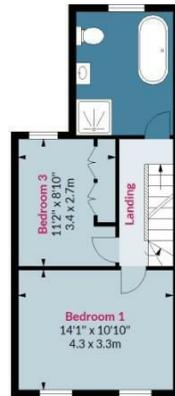
Approx. Gross Internal Area (Including Storage) 1249 Sq Ft - 116.03 Sq M  
Approx. Gross Internal Area (Excluding Storage) 1161 Sq Ft - 107.86 Sq M

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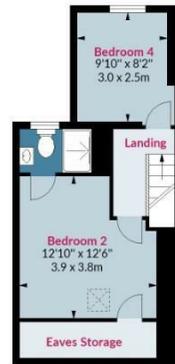
**Ground Floor**

Floor Area 424 Sq Ft - 39.39 Sq M



**First Floor**

Floor Area 421 Sq Ft - 39.11 Sq M



**Second Floor**

Floor Area 316 Sq Ft - 29.36 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
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184 Queen's Road, Buckhurst Hill, IG9 5BD



IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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