



Goldsmith Road, E17 6AN
London

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Nestled on the charming Goldsmith Road in Walthamstow, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 861 square feet, the property boasts a spacious large reception room, ideal for both relaxation and entertaining guests. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a peaceful retreat in the heart of the city.

Built in 1900, the house has been maintained in good condition, allowing you to move in with ease and make it your own. The property features one bathroom, thoughtfully designed to cater to your daily needs.

One of the standout features of this residence is its prime location. Situated within walking distance of Blackhorse Road station, commuting to central London and beyond is both quick and convenient, making it an excellent choice for professionals and commuters alike.

Additionally, the property is chain-free, providing a smooth and hassle-free buying experience. Whether you are looking to invest in your first home or seeking a charming property in a vibrant area, this house on Goldsmith Road is a wonderful opportunity not to be missed.

Offers In Excess Of £600,000



- Chain Free
- Loft Room
- Extended To The Rear

- Victorian Property
- Good Condiiton
- Walking Distance To Blackhorse Road Station

Tenure & Council Tax

Tenure: Freehold

Council Tax Band: C

Council Tax Estimate: £2,025

Flood Risk: Rivers & Seas- Very low, Surface Water-Very low

Reception 21'3" x 23'2" (6.50 x 7.07)

Kitchen 11'6" x 11'6" (3.52 x 3.52)

Bathroom 6'7" x 9'8" (2.02 x 2.97)

First Floor Landing 4'11" x 14'9" (1.50 x 4.50)

Bedroom One 10'8" x 21'3" (3.26 x 6.50)

Bedroom Two 9'11" x 16'9" (3.03 x 5.12)

Loft Room 12'2" x 10'5" (3.73 x 3.20)





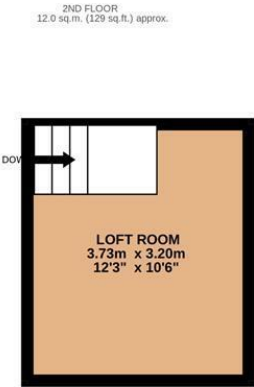
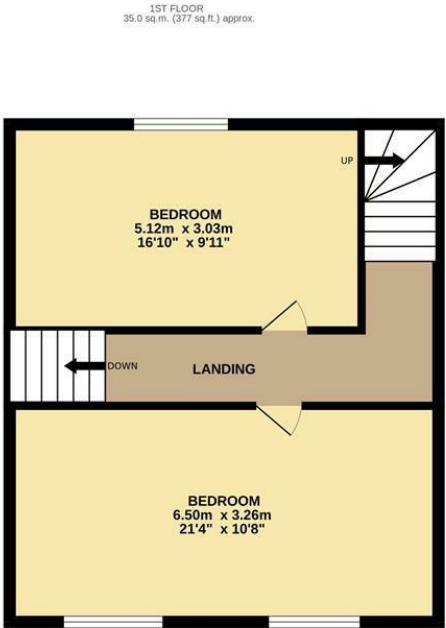
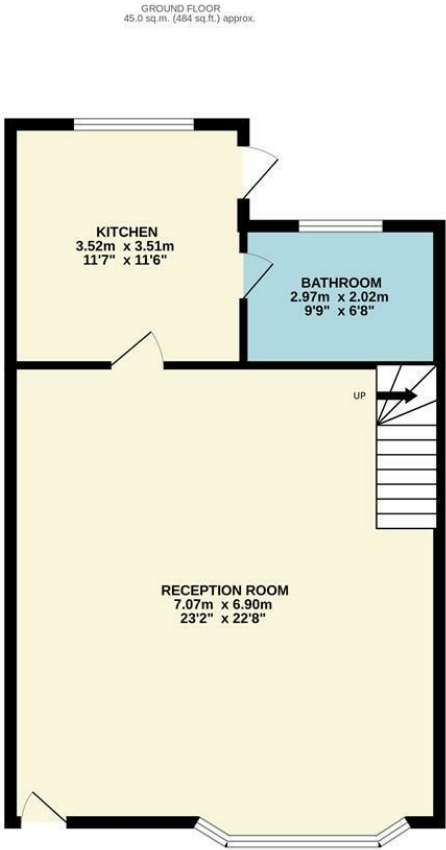
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 92.0 sq.m. (990 sq.ft.) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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