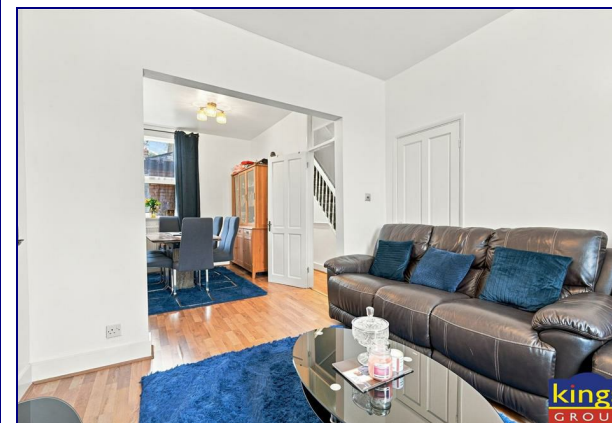




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Walthamstow E17 3AX
Tel: 020 8521 1122

Tower Hamlets Road, London, E17 4RH
Offers In The Region Of £800,000

Nestled in the charming Poets Corner area of Tower Hamlets Road, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous 1,119 square feet of well-designed space, making it an ideal home for families or those seeking extra room to grow.

Upon entering, you are welcomed into a spacious reception room that serves as a perfect gathering space for family and friends. The house features three comfortable bedrooms, providing ample accommodation for a family or guests. The well-appointed bathroom ensures convenience for daily routines.

One of the standout features of this property is the loft room, which presents a versatile space that can be used as a home office, playroom, or additional bedroom, catering to your individual needs.

The location is particularly appealing, with Walthamstow Central Tube station just 0.4 miles away, offering excellent transport links to the rest of London. For those who enjoy the outdoors, Lloyds Park is within walking distance, providing a lovely green space for leisurely strolls or weekend picnics.

Additionally, on-street residents permit parking is available, making it convenient for those with vehicles. This property is a wonderful opportunity to embrace a vibrant community while enjoying the comforts of a well-maintained home. Don't miss the chance to make this charming house your new residence in London.

Living Room
12'2" x 10'7" (3.73 x 3.24)

Dining Room
10'11" x 8'8" (3.35 x 2.66)

Kitchen
17'4" x 10'11" (5.30 x 3.33)

Utility Room
14'10" x 13'11" (4.54 x 4.25)

Bedroom One
11'0" x 13'11" (3.36 x 4.25)

Bedroom Two
10'9" x 8'10" (3.30 x 2.70)

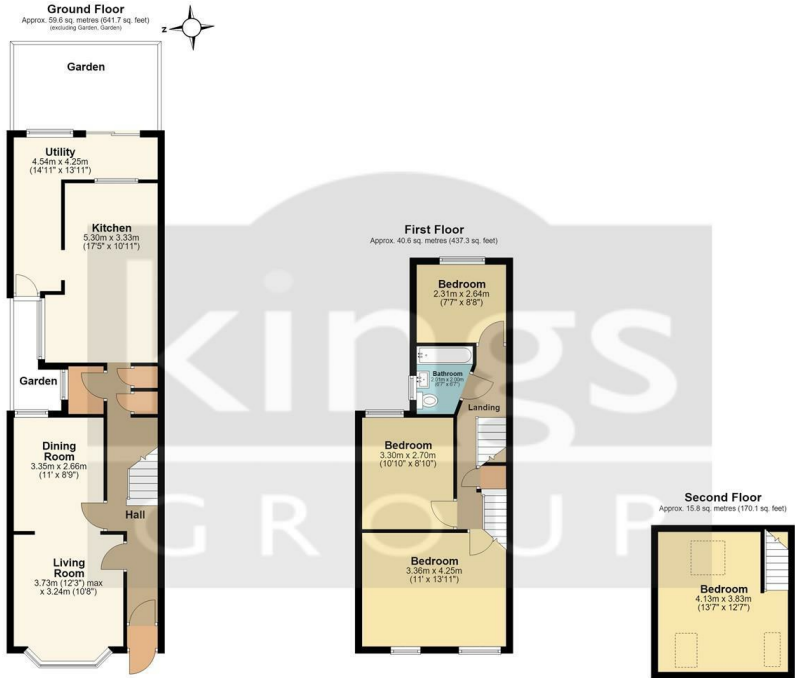
Bedroom Three
7'6" x 8'7" (2.31 x 2.64)

Bathroom
6'7" x 6'6" (2.01 x 2.00)

Bedroom/ Loft Room
13'6" x 12'6" (4.13 x 3.83)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the solid area and may include wall-to-wallboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlotKit.

