



58, ALBERT ROAD, LONDON, E17 7PS



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GUIDE PRICE - £900,000 to £950,000

A sizeable 5 bed terraced home in a great Walthamstow location. This property comprises over 2000 feet of internal living area! The theme continues with a large garden complete with conservatory and garden studio. Very well sized rooms provide great options. A large living/reception area on the ground floor provides a great space to relax and entertain guests. The extended kitchen/family living area is well sized and features two skylights which allow in generous amounts of natural light. Upstairs you have three well sized bedrooms on the first floor featuring large windows and high ceilings. The well finished loft conversion comprises two sizeable double bed rooms, one of which features an ensuite shower room. A total of three bathrooms complete this expansive home.

Very well located, you are a short walk to the trendy Walthamstow village with a variety of gastro pubs, restaurants and bars, and Walthamstow market, the longest street market in Europe. A short stroll gets you to the outstanding Lloyd Park with it's host of activities, La Delice restaurant, Saturday market and the William Morris Gallery. Also directly off the well known Hoe street with it's host of local shops, restaurants, and amenities.

Great road links through Hoe Street and Forest Road, and very near to Walthamstow Central station.

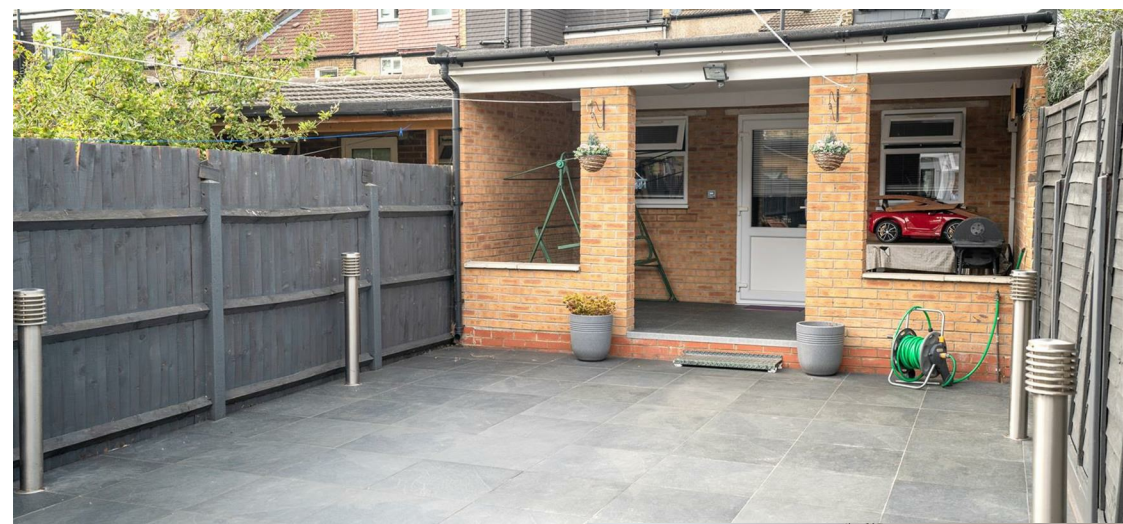
Also surrounded by a host of Ofsted good to outstanding rated schools.





- 5 Bed Terraced House
- Great Walthamstow Location
- Over 2000 sq.ft
- Large Garden
- Conservatory
- Garden Studio
- Large Windows and High Ceilings Throughout
- Excellent Local Amenities
- Great Transport and Road Links
- A Host Of Ofsted Good to Outstanding Schools Nearby







## RECEPTION

25'6" x 21'6" (7.79 x 6.57)

This large double reception room provides a great space to relax with family and friends. The tall, large set of bay windows allow in generous amounts of natural light, which combines with the high ceiling to give a very spacious, open feel.

## FAMILY ROOM

18'9" x 15'5" (5.74 x 4.72)

This open plan family room flows nicely into the kitchen area and can quite easily double up as a large dining room. A large double glazed window and 2 skylights allow in plenty of natural light.



## KITCHEN

12'10" x 8'1" (3.93 x 2.48)

This well sized modern kitchen comes complete with integrated appliances, plenty of worktop space and multiple units which provide ample storage and food prep areas.

## BATHROOM 1

6'7" x 4'11" (2.02 x 1.52)

Cosy 3 piece family bathroom on the ground floor which is fully tiled throughout.



## CONSERVATORY

14'4" x 9'0" (4.39 x 2.76)

Well sized conservatory providing a great place to relax and enjoy the outdoors year round.

## BEDROOM 1

8'2" x 7'11" (2.51 x 2.42)

Single bedroom which features a large double glazed window on the opposite wall. This lets in copious amounts of natural light for a spacious, relaxing feel.

## BEDROOM 2

11'8" x 9'9" (3.57 x 2.98)

Well finished spacious double bedroom on the first floor.

## BEDROOM 3

15'6" x 13'9" (4.73 x 4.20)

Large master bedroom featuring a well sized bay window which allows in copious amounts of natural light. This combines with the high ceiling to provide a spacious, open feel.

## BATHROOM 2

7'2" x 4'8" (2.20 x 1.43)

Well sized bathroom on the first floor which features a walk-in 'wet room' area.

## BEDROOM 4

13'3" x 7'8" (4.06 x 2.36)

Double bedroom featuring a large set of 3 double glazed windows which provide generous amounts of natural light.

## BEDROOM 5

18'6" x 12'0" (5.64 x 3.68)

Large double bedroom featuring ensuite shower room. The large double glazed window and set of 2 velux's combine to provide plenty of natural light.

## BATHROOM 3

9'4" x 3'1" (2.86 x 0.96)

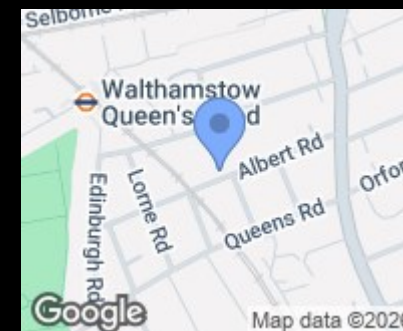
Cosy ensuite featuring walk-in shower enclosure.

## GARDEN STUDIO

15'5" x 13'1" (4.70 x 4.00)

This large, well finished garden studio provides a host of options. A great area for a utility room, kids play area, outside office, gym, storage, etc.





Coming from Walthamstow Central Underground, turn right into the well known Hoe Street and then take your third right onto Albert Road.



WalthamForest  
Band D

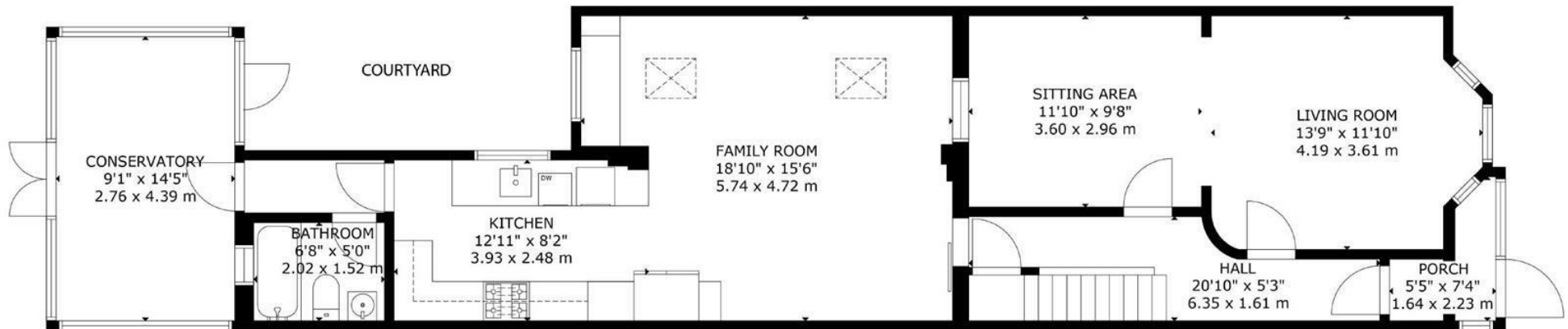
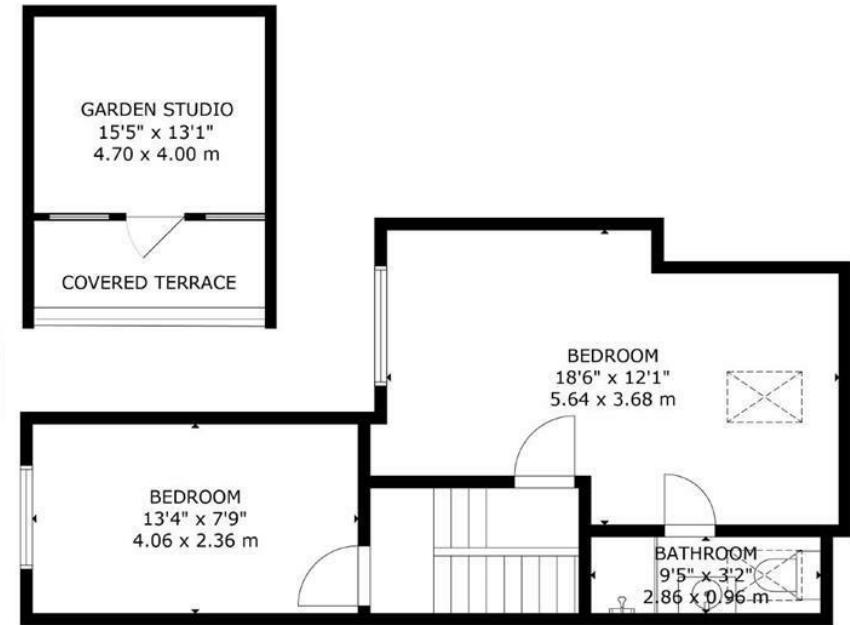
| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| A (91-100)                                  |         |           | A (91-100)                                                      |         |           |
| B (81-90)                                   |         |           | B (81-90)                                                       |         |           |
| C (69-80)                                   |         |           | C (69-80)                                                       |         |           |
| D (55-68)                                   |         |           | D (55-68)                                                       |         |           |
| E (45-54)                                   |         |           | E (45-54)                                                       |         |           |
| F (35-44)                                   |         |           | F (35-44)                                                       |         |           |
| G (1-34)                                    |         |           | G (1-34)                                                        |         |           |
|                                             | 63      | 74        |                                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |



## ALBERT ROAD, E17

Total Approximate Internal Area: 175m sq/ 1884 sq ft (exc studio)

193m sq/2085 sq ft (inc studio)



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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