



Total Area (Excluding Cellar): 111.3 m² ... 1198 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Reception  
11'1" x 15'8"

Reception  
9'6" x 12'2"

WC  
Kitchen/Diner  
9'8" x 17'7"

Bedroom  
14'10" x 15'8"

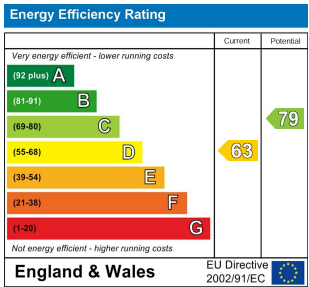
Bedroom  
9'7" x 12'4"

Bathroom  
5'10" x 10'0"

Bedroom  
9'9" x 15'7"

Cellar  
10'11" x 21'6"

Garden  
72'6" x 15'7"



## ALBERT ROAD, WALTHAMSTOW

### Offers In Excess Of £950,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- Victorian Terraced House
- Beautifully Presented
- Potential to Extend (STPP)
- Kitchen Diner
- Cellar
- Walthamstow Village Borders
- Next to Walthamstow Central Station

Set on one of Walthamstow's most sought-after streets, bordering Walthamstow Village, this three-bedroom Victorian home is a rare find and offers the perfect blend of space and central location. Set over 1,195 sq ft, highlights include a double through reception, kitchen/diner, large cellar and rear garden. Commuters will love the easy access to Walthamstow Central (6-minute walk), putting the Victoria Line and Overground trains to Liverpool Street within easy reach. Whether you're heading into the city or strolling to nearby shops, cafes, and parks, everything's on your doorstep. With potential to extend (STPP), this is a fantastic opportunity to put down roots in a great neighbourhood

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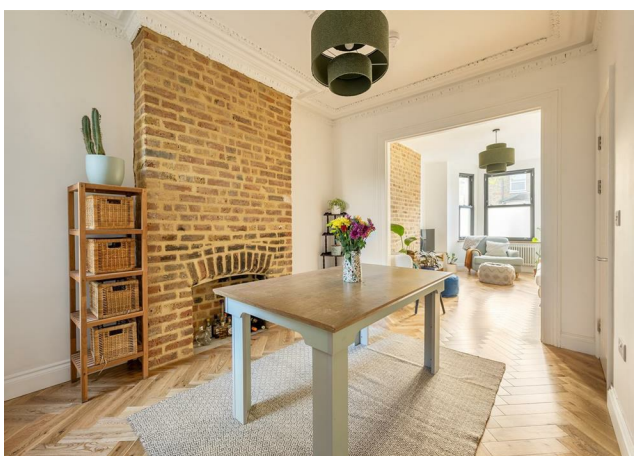
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#### IF YOU LIVED HERE...

Tucked just off lively Hoe Street with its coffee shops, restaurants, and the newly opened Soho Theatre Walthamstow, this house is beautifully presented from the start.

You're greeted by a beautifully open double reception just off the brightly lit hallway. Dual aspect, thanks to a bay window and a further single to the rear, the space is flooded with light bouncing off the herringbone oak flooring. With dual exposed brick chimney breasts now housing updated decorative niches and gorgeous ornate corning, you're never far from being reminded of the house's heritage.

On the way to the kitchen, you'll spot the cellar - a real bonus, whether you need serious storage or just fancy starting a wine stash, as well as the downstairs WC for everyday ease.

The kitchen/diner is filled with light from two sides, including bifold doors to the garden. Dove-grey shaker cabinetry lines both walls, with a deep Belfast sink and built-in wine rack, giving you plenty of space to cook and prepare meals. There's a natural spot for a dining table too, with lovely views of the garden.

The garden starts with a patio area before opening out onto a lawn edged with thriving

beds, from shrubs to banana palms. Enclosed by fencing and brick walls, it's private, safe and secure for children and pets.

Upstairs, you'll find three double bedrooms. The front room is generous and polished, with oatmeal carpet, a bay window and an exposed brick fireplace. The second has a calm, cosy feel with its cast-iron fireplace, while the third offers restful views over the garden.

The bathroom has been stylishly modernised with a glossy Prussian-blue tiled feature wall and Jack-and-Jill double basins, so there's no scrambling for space in the morning

#### WHAT ELSE?

Walthamstow Central is incredibly well connected with the London Underground, National Rail and bus services all within a 5-minute walk. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 mins, and Oxford Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line, you'll always find a seat.

Walthamstow Wetlands, covering 500 acres and Europe's largest urban nature reserve, is the perfect place to escape the city. Head to the beautiful William Morris Gallery, the former home of the innovative nineteenth-century designer, which sits in the grounds of the lovely Lloyd Park and all



#### A WORD FROM THE EXPERT...

I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all.

WILLIAM JACKSON  
E17 ASSISANT BRANCH MANAGER

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