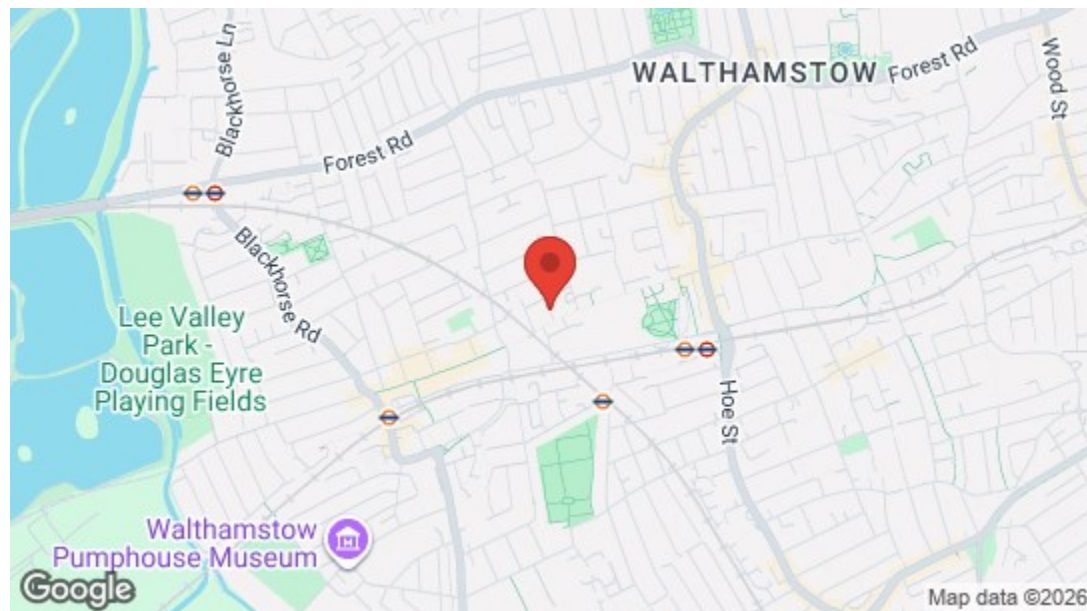





 **Truro Road, Walthamstow**  
**Guide Price £975,000 Freehold**  
**0 Bed Development Opportunity**



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

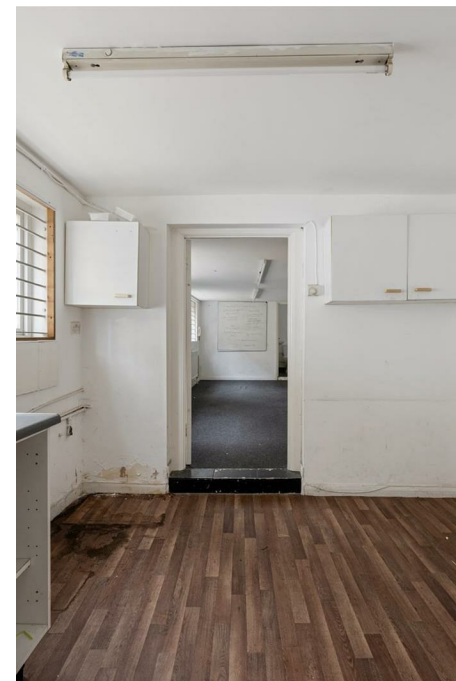


## Features

- Development Opportunity
- Planning Permission to Demolish Commercial Building
- Consent to Create Three x Two Bedroom Apartments
- Existing Two bedroom Townhouse Included in Sale
- Commercial Building Provides Circa 1,800 sq ft
- Existing Townhouse Provides Circa 900 sq ft
- Close to Walthamstow Central Station
- Close to St James Street Station
- Close to Queens Road Station



A rare opportunity in the heart of Walthamstow, this unique sale combines a two bedroom townhouse, along with a substantial separate commercial building which has planning permission to demolish and create three two bedroom apartments. Set within easy reach of Walthamstow Central, St James Street and Queens Road stations, amongst the independent cafés, restaurants and creative spaces that make this part of E17 so popular.







➤ DESCRIPTION....

The existing commercial building extends to approximately 1,799 sq ft across two floors. The ground floor provides a substantial principal office space, separate kitchen and an additional office room, while the first floor mirrors the generous proportions with further office accommodation and washroom facilities. The scale and flexibility of the building create a wealth of possibilities for owner-occupiers, investors or developers.

The existing townhouse extends to approximately 883 sq ft and is arranged over two floors. On the ground floor you'll find two generously sized bedrooms, with the larger stretching to almost nineteen feet in length. A spacious shower room sits centrally between the rooms, while the rear bedroom enjoys direct access to a private courtyard. Upstairs, the layout opens dramatically into a bright open-plan kitchen, dining and reception space spanning almost thirty feet from end to end. The kitchen is positioned neatly along one side of the room, creating a sociable setting for everyday living, entertaining and working from home, while a separate WC adds convenience.

What makes this opportunity particularly compelling is the consent already in place to demolish the commercial building and construct three two bedroom apartments. Combined with the existing townhouse included within the sale, it presents a rare chance to acquire a versatile site in one of East London's most sought-after neighbourhoods, with both immediate use and future development potential already established.

WHAT ELSE?

- Walthamstow Central is within easy reach, providing Victoria line and Overground services for straightforward journeys into King's Cross, Oxford Circus and Liverpool Street.
- Crate St James, The Curious Goat, Mother's Ruin, Pillars Brewery and the thriving Blackhorse Lane area are all nearby, offering some of Walthamstow's most popular food, drink and creative destinations.
- Lloyd Park, the William Morris Gallery and Fellowship Square are all close by, giving you access to green space, cultural attractions and regular community events throughout the year.

