



Howard Road, Walthamstow, London, E17

Offers In Excess Of £700,000

FOR SALE

1 1 2

Share of Freehold

- 2 Double bedroom ground floor maisonette
- Open plan lounge/kitchen
- Double glazed & Gas central heating
- Walthamstow Village nearby
- Walthamstow Central Tube station: 0.4 mile
- Council tax band: B
- EPC rating: D (68)
- Private rear garden: 39'0 x 17'11
- On road residents permit parking
- Internal: 829 sq ft (77 sq m)

This two-bedroom, ground-floor maisonette has been thoughtfully renovated, combining period charm with contemporary design. From the outset, attention to detail is evident in the original front door, which has been stripped back, repainted and finished with reeded glass panels.

Inside, the hallway features new panelling, fresh coving and a classic cast-iron radiator, complemented by exposed, painted wooden floors. The stairs have also been stripped and repainted to the same high standard. This level of craftsmanship continues into two spacious double bedrooms. The principal bedroom is painted in a deep blue and features a bay window with fitted French shutters and an original painted fireplace. The second double bedroom is equally well-appointed, with fitted wardrobes and its own original fireplace. The home also has a modern shower room finished with chevron tiling.

The heart of the home is the stunning open-plan lounge and kitchen, featuring stripped wooden floors and a working log burner. The modern kitchen offers white cabinetry, a double Belfast sink and sanded wooden floors. This space flows seamlessly into the extension, which boasts a large roof lantern, a cast-iron radiator and striking Crittall doors leading out to the private, west-facing rear garden. The garden enjoys afternoon and evening sun and has been landscaped with raised railway sleeper beds, paving throughout and steps down to a lower level. There is external power, a large powered shed and gated access to Aubrey Way.

Located just a short stroll from Walthamstow Central station, the property is ideally positioned for Lloyd Park and the historic Walthamstow Village. The area is renowned for its independent shops, cafés and restaurants, with local favourites such as Buhler & Co and The Good Egg, as well as excellent pubs including The Queen's Arms, The Raglan, The Village and The Castle.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to all rooms.

Open plan Reception/kitchen

36'0 x 11'6 (10.97m x 3.51m)

Doors leading to rear garden.

Bedroom One

12'0 x 10'8 (3.66m x 3.25m)

Bedroom Two

10'11 x 10'7 (3.33m x 3.23m)

Shower Room

8'2 x 4'11 (2.49m x 1.50m)

West-facing Rear Garden (Private)

39'0 x 17'11 (11.89m x 5.46m)

On road residents permit parking

Additional Information:

Head Lease Term: 175 years from 25 February 2020

Head Lease Remaining: 169 years remaining

Ground Rent: £0 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

Approximate Gross Internal Area 829 sq ft - 77 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

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		
	68	73
England & Wales		
	EU Directive 2002/91/EC	

LOCATION

