



Howard Road, Walthamstow, London, E17

Offers In Excess Of £575,000

FOR SALE

1 1 2

Share of Freehold

- Ground floor Victorian maisonette
- 2 Bedrooms
- Gas central heating
- Well presented throughout
- Short walk to Walthamstow Village
- Short walk to Lloyd Park
- Walthamstow Central Station tube: 0.4 mile
- Council tax band: B
- Private rear garden
- Internal: 709 sq ft (66 sq m)

This delightful residence presents a grand Victorian facade, hinting at the character within. Upon entering, you're greeted by a welcoming reception room bathed in natural light from a charming bay window. The room's focal point is a striking exposed brick chimney breast with a warming log burner – one of three original fireplaces. It is perfectly complemented by sleek, solid wood flooring (which continues through the kitchen and lounge) and elegant coving. Moving seamlessly through the home, you'll discover the kitchen, where style meets functionality. Here, the exposed brick aesthetic continues, framing an original fireplace, while ample storage solutions cater to modern living. The kitchen offers generous space for a dining table, creating an ideal setting for casual meals or entertaining, and a door opens directly onto the garden, revealing a well-maintained patio and decking area, perfect for outdoor relaxation. You will also find two spacious double bedrooms, one of which features an original fireplace, adding a touch of period elegance. A well-appointed bathroom completes the home, featuring a shower over the bath, providing both convenience and comfort.

The property benefits from an enviable location, close to the verdant expanse of Lloyd Park (and the cultural hub of the William Morris Gallery located there), as well as the picturesque Walthamstow Wetlands. For those seeking local amenities, the historic Ye Olde Rose & Crown pub and the boutique shops and eateries of Walthamstow Village are just a short stroll away. Furthermore, the excellent transport links of Walthamstow Central Station (Victoria line and London Overground) provide easy access to the wider city, as do the recently launched Superloop buses.

A wonderful property in a fantastic location - shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

13'0 x 10'10 (3.96m x 3.30m)

Kitchen

12'1 x 10'11 (3.68m x 3.33m)

Door to rear garden.

Bedroom One

15'0 x 11'6 (4.57m x 3.51m)

Bedroom Two

8'4 x 8'4 (2.54m x 2.54m)

Bathroom

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

Rear Garden (Private)

Additional Information:

Head Lease Term: 999 years from 25 March 2011

Head Lease Remaining: 985 years remaining

Ground Rent: £0 (Peppercorn)

Service Charge: £0 - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

EPC rating: C (71)

Notice:

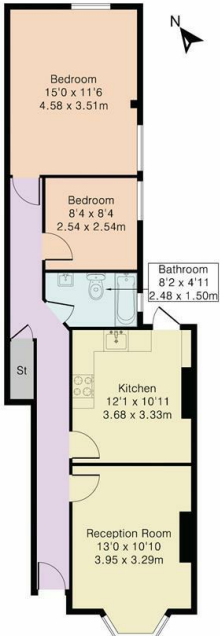
All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 709 sq ft - 66 sq m



Ground Floor



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 as defined by RICS code of measuring practice. No guarantee is given on 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		
	71	77
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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