



## Northcote Road, Walthamstow, London, E17

Offers In Excess Of £550,000

**FOR SALE**

1 1 2

Leasehold

- 2 bedroom Victorian ground floor conversion flat
- Lounge/kitchen & cellar
- Potential for freehold purchase
- Gas central heating
- Walthamstow Central tube station: 0.6 mile
- Blackhorse Road tube station: 0.6 mile
- EPC rating: E (51) & Council tax band: B
- Rear garden: 68'11 x 16'5
- On street residents permit parking
- Internal: 690 sq ft (64 sq m)

Nestled on the sought-after Northcote Road, this stunning two-bedroom Victorian ground-floor conversion flat is a perfect blend of period charm and modern luxury, boasting high ceilings and an abundance of natural light.

The bright primary bedroom, located at the front, features a beautiful bay window and fitted wardrobes. The second bedroom, also neutrally decorated, is adjacent and provides additional fitted storage.

The showpiece bathroom offers a luxurious freestanding bathtub, dark green metro-tiled walls, and a striking patterned floor—a true spa-like retreat.

The heart of the home is the open-plan lounge-kitchen. The kitchen features stylish navy blue cabinets, a breakfast bar, and space for a dining table. This bright area opens via bi-folding doors to a large, north-east-facing rear garden that's an absolute sun trap. The garden is beautifully landscaped with a pergola, patio, and raised flower beds, perfect for outdoor living. The property also has a 20-year damp proofing warranty for peace of mind.

Additional features include a cellar and the potential for a freehold purchase.

The location is fantastic, with Bonners fish and chip shop at the end of the road and the Walthamstow Beer Mile close by. The new community saunas and cold plunge are also opening soon. A short stroll takes you to the vibrant St James area with Weir dough Bakery, Curious Goat, and True Craft Pizza. For nature lovers, Walthamstow Marshes are great for dog walks.

Transport is excellent, with both Walthamstow Central and Blackhorse Road tube stations just a short walk away. On-street residents' permit parking is also available.

Shall we take a look?

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## DIMENSIONS

**Communal Entrance**  
Via communal front door leading into:

**Communal Hallway**  
Door to flat.

**Entrance**  
Via flat entrance door leading into:

**Entrance Hallway**  
Access to all rooms.

**Cellar**  
16'11 x 5'0 (5.16m x 1.52m)

**Lounge/kitchen**  
24'0 x 9'10 (7.32m x 3.00m)  
Sliding doors leading to rear garden.

**Bedroom One**  
14'4 x 11'7 (4.37m x 3.53m)

**Bedroom Two**  
12'0 x 10'6 (3.66m x 3.20m)

**Bathroom**  
6'2 x 5'6 (1.88m x 1.68m)

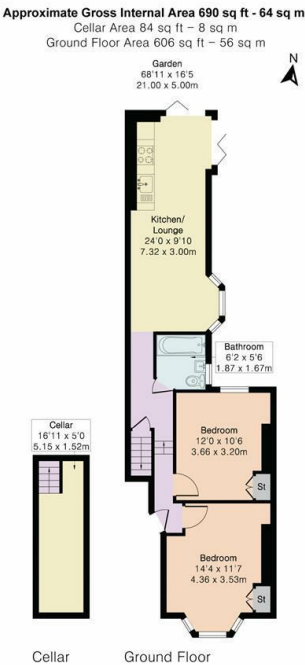
**Rear garden**  
68'11 x 16'5 (21.01m x 5.00m)

**On street residents permit parking**

**Additional Information:**  
Lease Term: 189 years from 1 January 1987  
Lease remaining: 149 years remaining.  
Ground Rent: £0 per annum  
Service Charge: £0 per annum.  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B  
NOTE: Potential for freehold purchase (Subject to negotiation)

**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



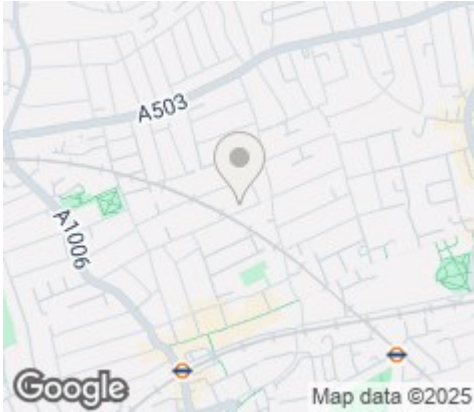
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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		
	51	79
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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