



## Northcote Road, Walthamstow, London, E17

Offers In Excess Of £525,000

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)

**FOR SALE**

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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 Weirough 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

Approximate Gross Internal Area 690 sq ft - 64 sq m  
Cellar Area 84 sq ft - 8 sq m  
Ground Floor Area 606 sq ft - 56 sq m

Garden  
68'11 x 16'5  
21.00 x 5.00m



Kitchen/  
Lounge  
24'0 x 9'10  
7.32 x 3.00m

Bathroom  
6'2 x 5'6  
1.87 x 1.67m

Bedroom  
12'0 x 10'6  
3.66 x 3.20m

Bedroom  
14'4 x 11'7  
4.36 x 3.53m

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Cellar  
16'11 x 5'0  
5.16 x 1.52m

Cellar

Ground Floor



Pink Plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensure 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.

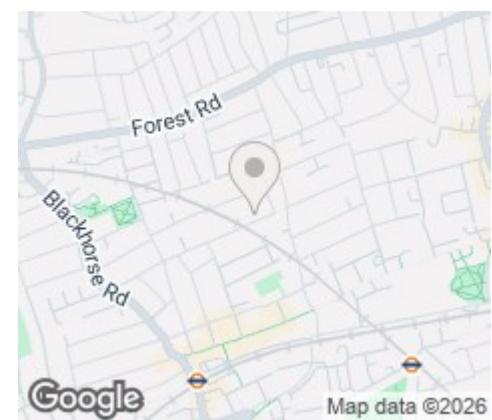


## EPC RATING

### Energy Efficiency Rating

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

## LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

