



Shernhall Street, Walthamstow, London, E17

Offers In Excess Of £1,095,000

Freehold

- 3 bedroom Victorian terrace house
- Cellar, kitchen/diner & Ground floor WC
- Gas central heating
- Wood Street station: 0.3 mile
- EPC rating: D (58)
- Council tax band: D
- Rear garden
- Off street parking
- Chain-free
- Internal: 1628 sq ft (151 sq m)

FOR SALE

1 2 3

This impeccably presented three-bedroom Victorian terrace blends period character with contemporary design. With strong kerb appeal, the home opens into a welcoming hallway where original cornicing and a striking staircase set the tone, leading through to a largely open-plan layout ideal for modern family living.

The heart of the ground floor is a spacious through lounge, bathed in natural light from a shuttered bay window and anchored by two elegant feature fireplaces. Stripped wood flooring and intricate cornicing maintain the home's historic charm, while French doors provide a seamless transition into a stunning kitchen-diner. This expansive space is a masterclass in style, featuring an exposed brick wall, an abundance of fitted cabinetry, a kitchen island and overhead skylights. Bi-fold doors open directly onto a large rear garden, comprising a paved patio area, a lush lawn and a raised flower bed. A convenient downstairs WC completes the ground-floor layout, while practicality is further enhanced by a cellar for additional storage and off-street parking.

The upper level continues to impress with three well-proportioned and beautifully presented bedrooms. The generous principal bedroom is a particular highlight, featuring bespoke built-in wardrobes, a classic fireplace and a dual-aspect outlook, including a large bay window. Serving the bedrooms is a fantastic four-piece family bathroom, designed for relaxation with a free-standing claw-foot bath and a separate glass shower cubicle.

Situated in a prime E17 location, the home is just a short stroll from the creative hub of the Ravenswood Estate, home to the iconic God's Own Junkyard, as well as Orford Road, with its array of independent shops and eateries, including Pavement, Ruff's Bistro and Bargo. Commuters are well catered for, with Wood Street station within easy walking distance, and Walthamstow Central a little further afield.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Access to cellar, reception room & kitchen.

### Cellar

23'10 x 5'11 (7.26m x 1.80m)

### Ground Floor WC

5'4 x 2'0 (1.63m x 0.61m)

### Reception Room

26'5 x 12'1 (8.05m x 3.68m)

Doors to:

### Kitchen/Diner

23'10 x 16'0 (7.26m x 4.88m)

Sliding patio door leading on to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One (Master)

16'6 x 14'0 (5.03m x 4.27m)

### Bedroom Two

11'11 x 11'1 (3.63m x 3.38m)

### Bedroom Three

10'11 x 10'3 (3.33m x 3.12m)

### First Floor Bathroom

12'11 x 7'4 (3.94m x 2.24m)

### Rear Garden

### Off Street Parking

Driveway to front.

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

### 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 and floorplans 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 1628 sq ft – 151 sq m  
Cellar Area 141 sq ft – 13 sq m  
Ground Floor Area 814 sq ft – 76 sq m  
First Floor Area 673 sq ft – 63 sq m



### PINK PLAN

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 practise. 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.

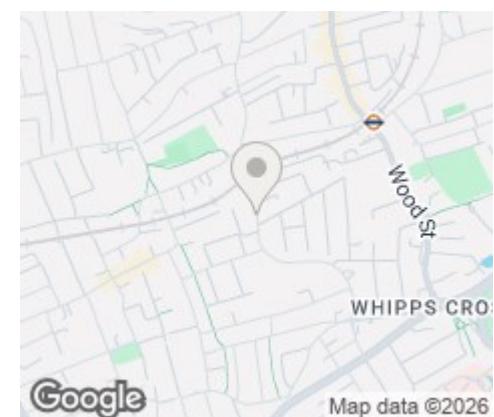


## EPC RATING

### 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		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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