



Markhouse Road, Walthamstow, London

Nestled in a convenient and well-connected Walthamstow location, this charming freehold one-bedroom house offers a unique opportunity to acquire a characterful home arranged over three floors. Beautifully presented and thoughtfully designed, the property provides a cosy yet practical layout, making it an ideal purchase for first-time buyers, professionals, downsizers or investors seeking a distinctive freehold property.

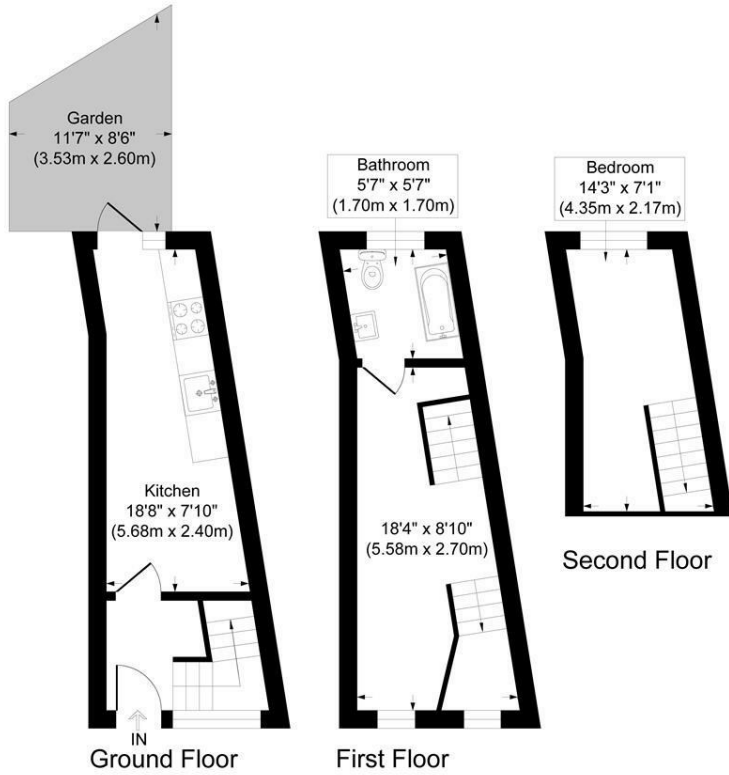
The accommodation is arranged over three levels, creating a wonderful sense of separation between the living and sleeping spaces. The ground floor features a welcoming entrance leading into a bright and comfortable reception room, offering an inviting space to relax or entertain. The well-appointed kitchen is fitted with a range of units, providing ample storage and workspace while making excellent use of the available space.

The upper floors comprise a comfortable bedroom, alongside a well-presented bathroom and reception area. The clever three-storey layout enhances the feeling of space and gives the home a character rarely found in one-bedroom properties.

To the rear, the property benefits from a private courtyard garden, providing a peaceful outdoor retreat that's perfect for enjoying a morning coffee, dining al fresco or creating your own low-maintenance garden sanctuary.

- Well-Presented One-Bedroom House
- 0.6 Miles to St James Street station
- Private Garden
- Close Proximity To Walthamstow Wetlands
- Popular St James Street Location
- Council Tax - C
- EPC - D
- 437 Sq Ft - (40.4 SQ M)

£325,000



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Approximate Gross Internal Area
 Ground Floor = 16.1 sq m / 174 sq ft
 First Floor = 16.2 sq m / 175 sq ft
 Second Floor = 8.1 sq m / 88 sq ft
 Total = 40.4 sq m / 437 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 89 </div>
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	