

Walpole Road, Walthamstow, E17 6PT

GUIDE PRICE
£800,000

Coultons

PROPERTY SUMMARY

GUIDE PRICE: £800,000 to £850,000
Offering for sale this very well presented mid terraced, brick fronted, Victorian house set over three floors occupying 1199sqft (111.48sqm) situated between Walthamstow Central, Lloyd Park, Blackhorse Road, and St James Street. The property benefits from three double bedrooms, a through lounge, a modern fitted oak kitchen with dining area, a spacious first floor family bathroom, and en-suite WC with wash hand basin to the loft conversion, double glazing, gas central heating, a rear garden which is approximately 50ft in length with a paved patio, lawn area and large shed to the rear.

Walpole Road is located within easy reach of local amenities as well as the infamous Walthamstow Market and shopping mall with plenty of high street brands and independent retailers, coffee shops and restaurants. Transport links include plenty of bus routes, the Overground and Underground Stations at both Blackhorse Road & Walthamstow Central as well as St. James Street Overground, all giving you access to the surrounding area, The City and Central London.

Surrounded by a lively mix of independent businesses, cultural venues and generous green space, the neighbourhood offers real depth. Big Penny Social stands out along the Walthamstow Beer Mile, with its vast industrial hall, rotating craft taps and live events, while Soho Theatre brings a year-round programme of comedy and theatre. Green space is equally compelling, with Lloyd Park home to the William Morris Gallery, two cafés, a weekend market, and Walthamstow Wetlands stretching across 500 acres of reservoirs and walking routes. For families there are many good schools in the area.

In our opinion this property will make an excellent family home and viewing is highly recommended.

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SAMSUNG
Water Dispenser





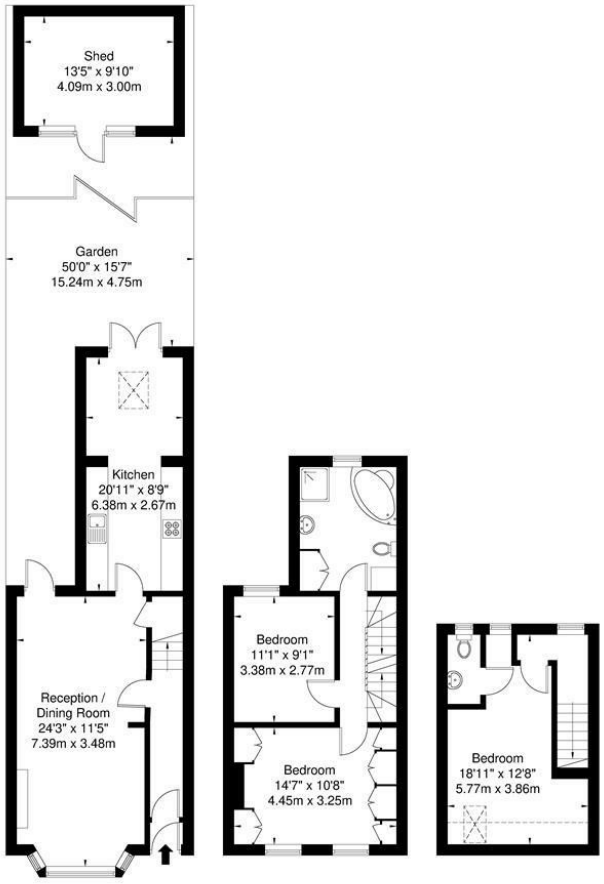






Walpole Road, London, E17 6PT

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft
Shed = 12.2 sq m / 131 sq ft
Total = 123.6 sq m / 1330 sq ft



For Illustration Purposes Only - Not To Scale

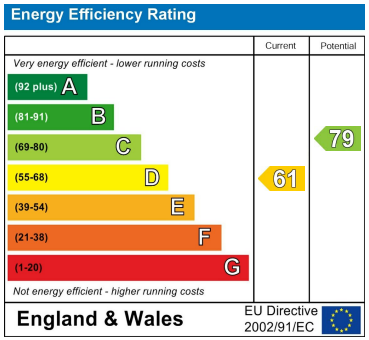
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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