



## Southcote Road, Walthamstow, London

A modern four-bedroom end-of-terrace family home featuring a stunning private roof terrace with far-reaching views across Walthamstow Marshes and beyond.

Finished to an excellent standard throughout, the property benefits from a contemporary layout and attractive wooden flooring across the ground floor. To the front of the house is a spacious kitchen/dining room featuring a comprehensive range of cream eye and base level units, wooden worktops, a gas hob and a selection of integrated appliances. To the rear, a separate reception room provides a relaxing living space, with large double doors opening directly onto the private rear garden. A generous ground floor W.C. completes this level.

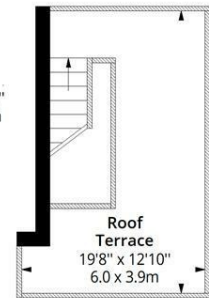
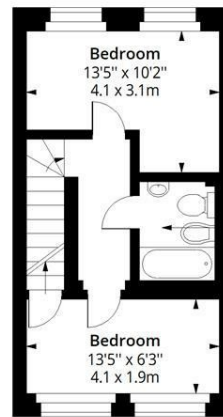
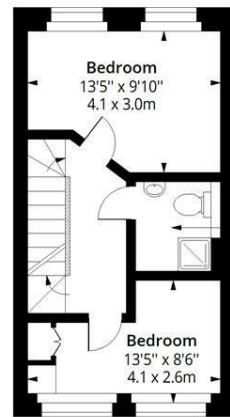
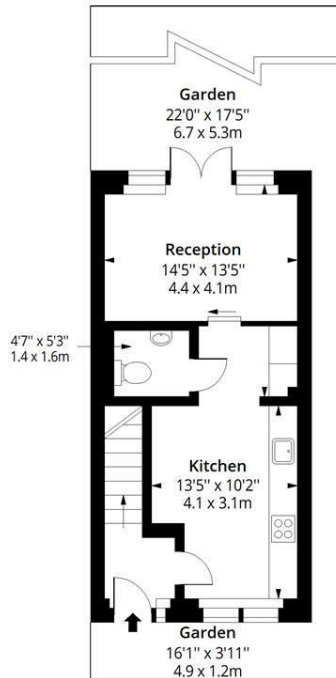
The first floor offers two well-proportioned bedrooms alongside a stylish modern shower room fitted with a walk-in shower enclosure and contemporary grey wall and floor tiling.

On the second floor are two further bedrooms together with the family bathroom, which features a rainfall shower over the bath and attractive white metro-tiled walls.

Occupying the top floor is a superb private decked roof terrace, providing an exceptional outdoor space with

- End Of Terrace House
- 0.2m To St James Street Station
- 0.5m To Blackhorse Road Station
- Modern Build
- Located In Between Blackhorse Road and St James Street
- Private Rooftop Terrace With Stunning Views
- EPC Band B
- 1101 Sq Ft (102.28 SQ M)
- Private Rear Garden
- No Onward Chain

£800,000



Southcote Road E17



Approx. Gross Internal Area  
 1101 Sq Ft - 102.28 Sq M  
 Approx. Gross Roof Terrace Area  
 186 Sq Ft - 17.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

