Second Avenue

Walthamstow, London E17 9QH

£1,000,000



VICTORIAN TERRACE / FREEHOLD

A Walthamstow home to make your own

A Victorian family home with original ceiling mouldings and roses, a private rear garden and scope to refurbish throughout. The accommodation is arranged across three floors, with a cellar below.

5–6	2	3
Bedrooms	Shower rooms	Reception rooms

Arrange a viewing 020 3903 6660 mark.newton@expuk.com

Inside the house

GROUND FLOOR

The bay-fronted living room leads into the dining room. There is also a separate kitchen, breakfast room, utility area and WC. The cellar is reached from the hall.

FIRST & SECOND FLOORS

There are four bedrooms and a shower room on the first floor, with two further bedrooms and a second shower room above. The smaller bedroom would also work as a study.



Bay-fronted living room



Kitchen



Second-floor bedroom



Private rear garden

Outside & around Walthamstow

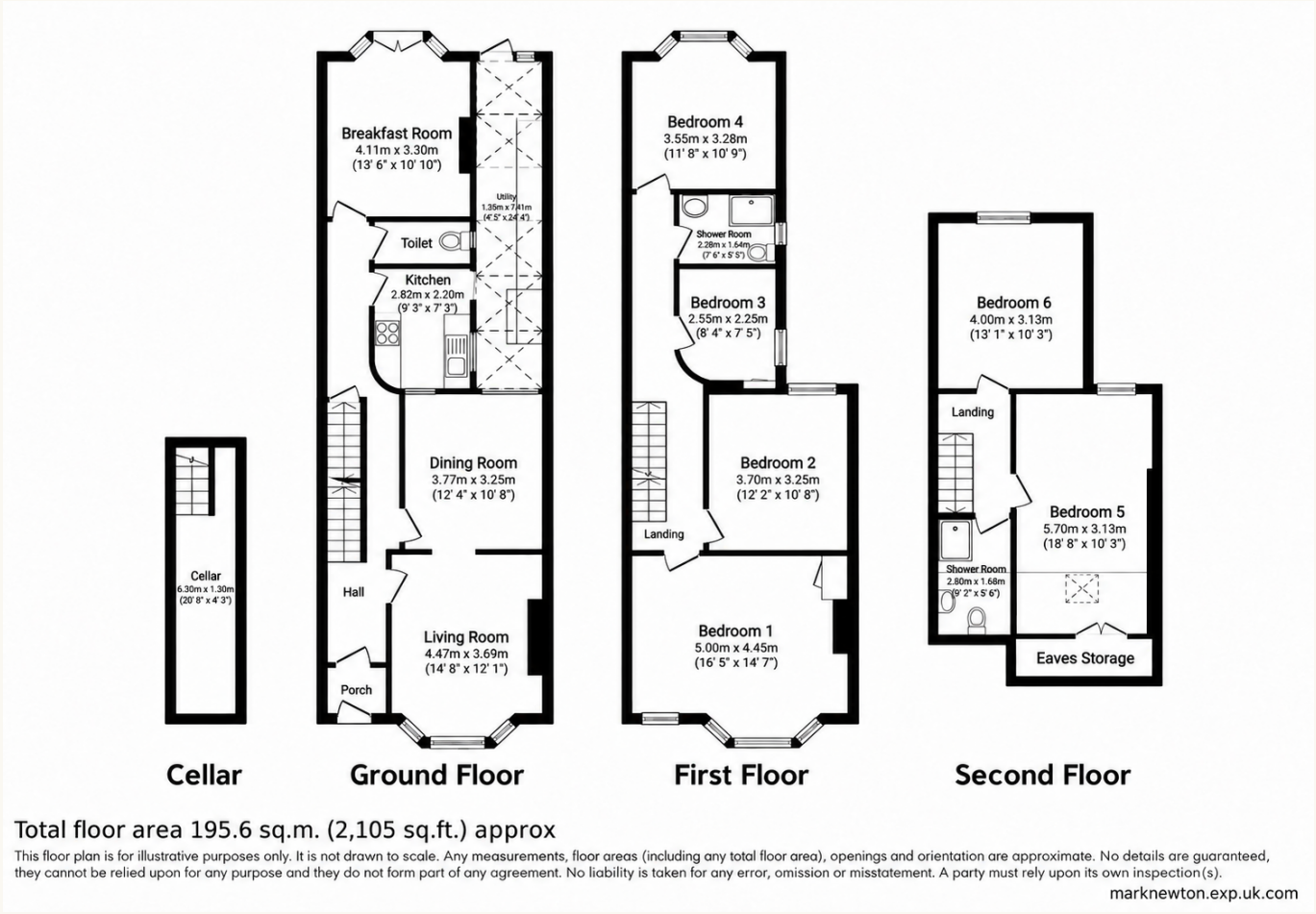
GARDEN & NEIGHBOURHOOD

The private paved rear garden has room for outdoor dining. Walthamstow Village has independent shops and cafés, with Walthamstow Market and the Wetlands also in the area.

TRANSPORT

Walthamstow Central serves the Victoria and Weaver lines. The Suffragette line runs from Walthamstow Queen’s Road. The property is marketed with on-street parking.

Floor plan



Total floor area 195.6 sq.m. (2,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

marknewton.exp.uk.com

FLOOR AREA TO BE CONFIRMED

The listing and EPC show approximately 1,830 sq ft (170 sq m). The published floor plan shows approximately 2,105 sq ft (195.6 sq m). Please confirm the floor area with the agent.

TENURE	COUNCIL TAX	ENERGY RATING
Freehold	Band D	D (68)

PROPERTY INFORMATION

An insurance-backed 10-year guarantee for Japanese knotweed is reported to be in place. Ask the agent for the guarantee terms and supporting documents.

Arrange a viewing with Mark Newton

020 3903 6660 **mark.newton@expuk.com**

View online listing **View energy certificate**

Please verify measurements and property details before relying on these particulars.