
Permit holders only
VN
Mon - Sun
7.30 am - 10.30 pm
CHURCHILL
estates






# Second Avenue, Walthamstow

## Offers In Excess Of £1,000,000

**Bedrooms:** 4 | **Receptions:** 2 | **Bathrooms:** 2

**Tenure:** Freehold

**Floor Area:** sq ft

**Local Authority:**

**Council Tax Band:**

- Favoured Location
- Chain Free
- 4 Bedrooms
- First Floor Bathroom
- Ground Floor Shower room
- 22ft Kitchen
- 2 generous reception rooms
- Gas Central Heating
- Double Glazing
- Excellent opportunity







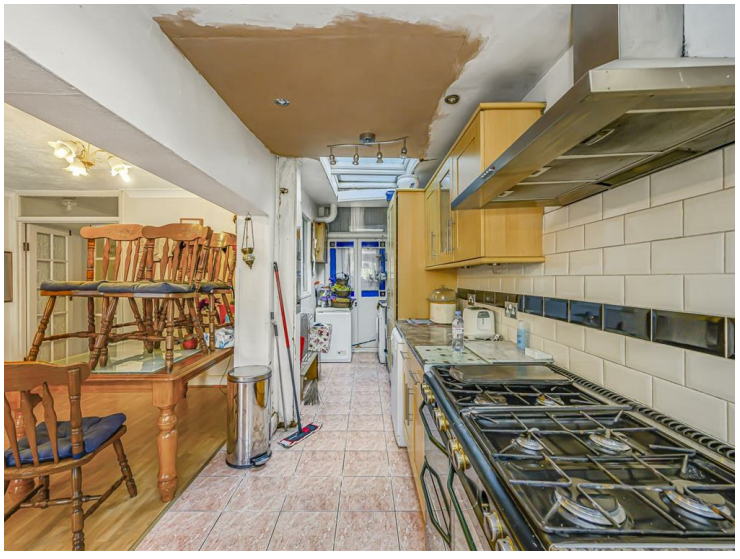


This charming Older Style Double Bayed Family home, built in 1896, is available with NO ONGOING CHAIN and is located in a desirable area just a short walk from Walthamstow Central Station and Walthamstow Village, known for its vibrant Bars and Restaurants.

Spanning nearly 1400 sq ft, this spacious property also offers a handy loft room accessible via fixed steps and an original coal cellar beneath the Entrance Hall. It presents a fantastic opportunity for renovation and potential extension, allowing you to create a beautiful home in a sought-after location. Such opportunities are rare, so it's advisable to schedule a viewing promptly to avoid missing out.

On the ground floor, you'll find a large through lounge, a shower room/WC, a 22ft kitchen, and a 19ft second reception room with convenient access to the cellar. Upstairs, there are three generously sized double bedrooms, a box room/office, and the bathroom/WC, along with fixed steps from the landing leading to the loft room.





















GROUND FLOOR
760 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.

2ND FLOOR
319 sq.ft. (29.7 sq.m.) approx.




TOTAL FLOOR AREA : 1717 sq.ft. (159.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | | EU Directive 2002/91/EC |


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To view call **0208 503 6060**


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