



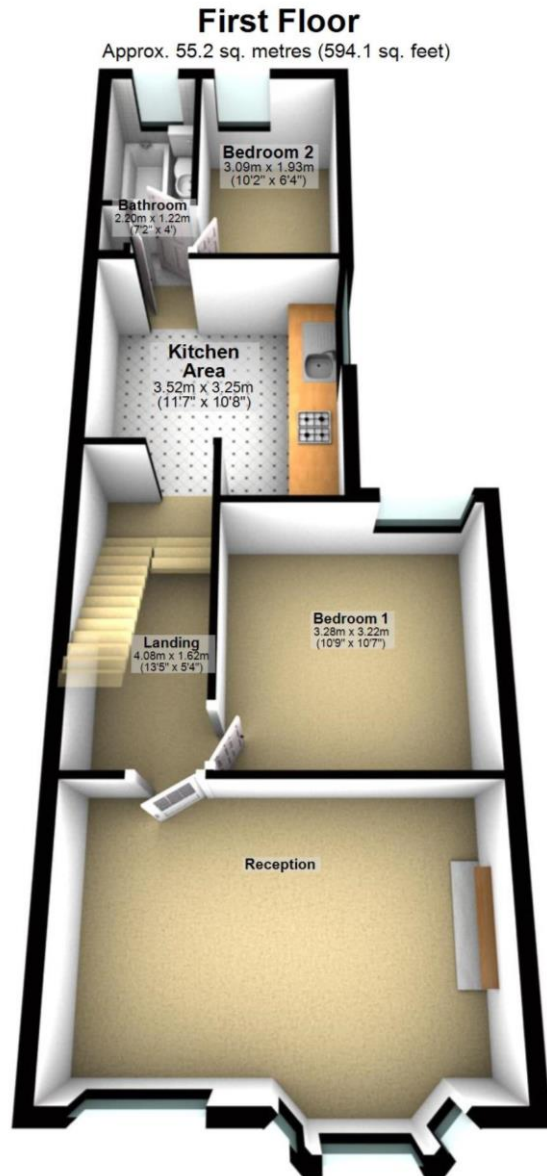
**FOR SALE**

**(Freehold) Guide Price £375,000 (Freehold)**



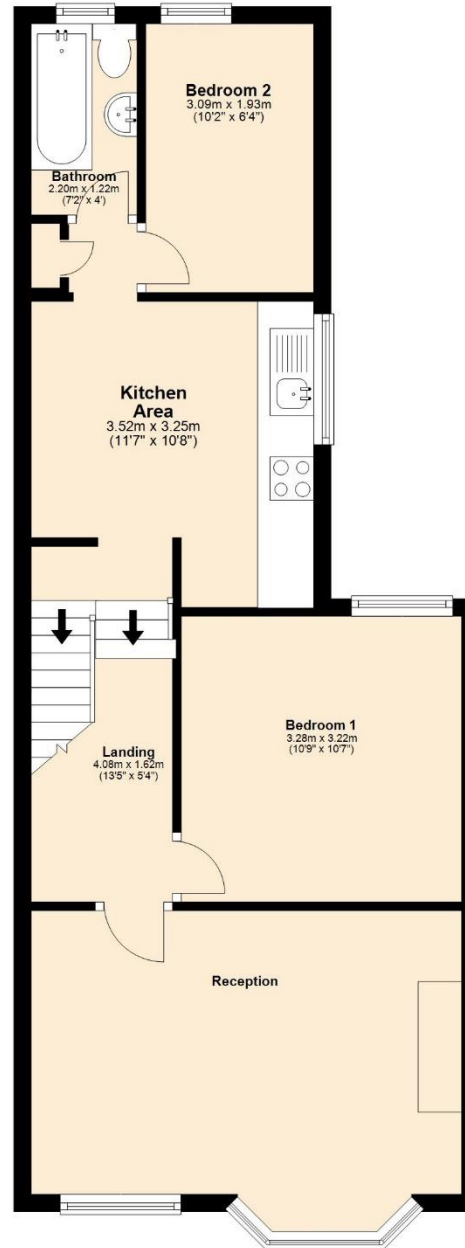


# Floorplan



**First Floor**  
Approx. 55.2 sq. metres (594.1 sq. feet)

Y



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E	48   E	
21-38	F		
1-20	G		



**VICTORIAN CONVERSION | CHAIN FREE | CASH BUYER ONLY | LEASE 55 Years Approx. | EXCELLENT LOCATION | TWO BEDROOMS | POTENTIAL FOR LOFT CONVERSION**

We are pleased to present this well located and well laid-out two-bedroom first floor Victorian flat in an excellent location in Walthamstow. The spaciouly laid-out flat is offered chain free and offers potential for loft conversion subject to necessary consents. The layout comprises of large separate reception room, good sized kitchen, a spacious double bedroom, a further bedroom, and a family bathroom. The flat offers a lot of Victorian features such as high ceilings, a bay window and a fireplace in the front room.

## *For Sale, Two Bedroom, Victorian Flat for Sale, Chingford Road, Walthamstow E17*

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### **Guide Price £375,000 (Freehold)**

Looking for a two-bedroom Victorian house in Walthamstow?

Located within walking distance to Walthamstow Central Tube Station and Hoe Street, this flat is ideal for buy to let investors or for city commuters. The flat is also situated around the corner from Lloyd Park and William Morris Gallery which is a go to spot for families on weekends. 'The Scene' at Hoe St offers an array of shops, restaurants, a multi-screen cinema and what is said to 'Europe's longest outdoor market'.

Please note, due to the existing length of the lease, the property is suitable for Cash Buyers only. For more information or to arrange a viewing, **please contact completion on 0208 52 77007 or email [amazing@completion.co.uk](mailto:amazing@completion.co.uk)**.

