helloe4@central-estates.co.uk

28 The Avenue
London
E4 9LD

central-estates.co.uk

Luton Road
Walthamstow E17 5LN

Terraced Freehold House

OIEO £575,000









0.5 miles

1

Garden

2

Permit Parking

1

Situated on a residential street in the heart of Walthamstow, this two-bedroom terraced house offers approximately 869 sq. ft. of accommodation and a fantastic opportunity for buyers looking to put their own stamp on a property. Requiring modernisation throughout, the house offers plenty of potential to create a wonderful home, with scope to extend (STPP). Offered with no onward chain, it's an exciting prospect for those looking for a project in a sought-after E17 location. The ground floor features a spacious bay-fronted reception room, leading through to a generous kitchen/diner with plenty of room for everyday living and entertaining. A separate utility room provides additional practicality and access to the private rear garden, measuring approximately 27ft. Upstairs are two well-proportioned bedrooms, including a particularly spacious principal bedroom, alongside a family bathroom. With a little imagination and thoughtful updating, this property has plenty of potential.

Luton Road is ideally positioned for enjoying everything Walthamstow has to offer. Lloyd Park and Walthamstow Wetlands provide fantastic nearby green spaces, while Blackhorse Road station is approximately half a mile away, offering Victoria line and London Overground connections. St James Street station also provides convenient services into Liverpool Street. Popular local schools include Hillyfield, Winns and Greenleaf Primary Schools, while the independent cafés, shops and pubs of St James Street and the vibrant Blackhorse Lane neighbourhood are all within easy reach. Combining excellent transport links, local amenities and a strong sense of community, this is a great opportunity to create a home in a thriving East London neighbourhood.

Features

- Approx. 869 Sq. Ft
- Two-Bedroom House
- Large Kitchen/Diner
- First Floor Family Bathroom
- Potential to Extend (STPP)
- No Onward Chain
- Excellent Location
- Council Tax Band C

EPC Rating

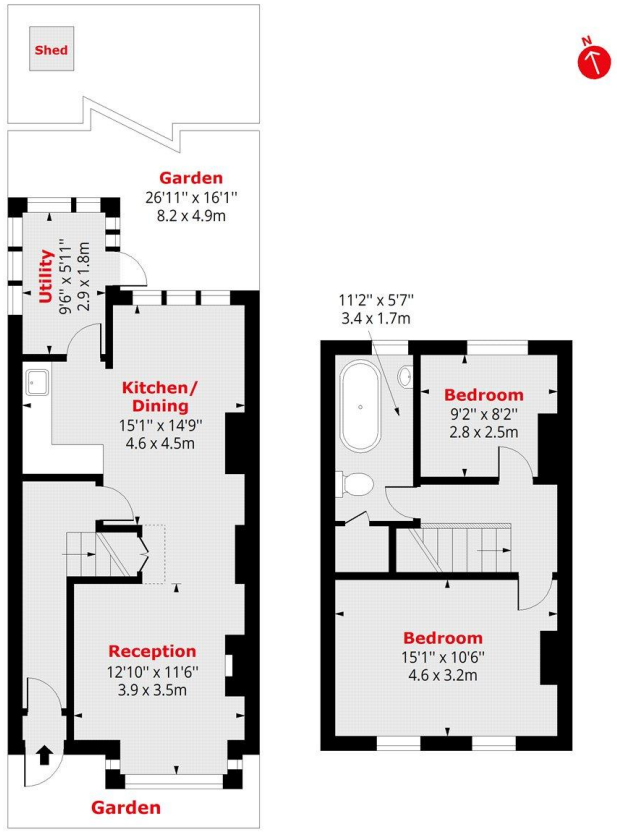
Energy Efficiency Rating 75

Floor Plans

central

Luton Road E17

Approx. Gross Internal Area 869 Sq Ft - 80.73 Sq M



Ground Floor
Floor Area 487 Sq Ft - 45.24 Sq M

First Floor
Floor Area 382 Sq Ft - 35.49 Sq M

RICS Certified Property Measurer

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.

lpaplus.com

Date: 29/10/2026