



## 11A Kitchener Road

Walthamstow, E17 4LJ

**For sale. A four bedroom house with a development opportunity for an additional 1-2 bedroom house in Walthamstow, E17.**

**1,991 sq ft**

(184.97 sq m)

- 4 bed semi detached house with side garage
- Planning consent to demolish the garage and build a 1 bed house
- Freehold
- Offers in excess of £700,000

# 11A Kitchener Road, Walthamstow, E17 4LJ

## Summary

<b>Available Size</b>	1,991 sq ft
<b>Price</b>	Offers in excess of £700,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (47)

## Description

This is a rare opportunity to buy a four bedroom house with a development opportunity for an additional 1-2 bedroom house in Walthamstow, E17. This end of terrace period property occupies an unusually large end of terrace plot and has a detached garage and a large garden. Situated in Upper Walthamstow, the property is close to Lloyd Park and within easy walking distance of the shops and station on popular Wood Street and all the town centre amenities and station in Central Walthamstow. The existing property has been extended to the rear and into the loft to provide 1,291 square feet of living space over three floors. The ground floor comprises a front living room, a large open plan living/dining room with double doors to the rear garden, and a WC. There are three bedrooms and a bathroom on the first floor and a fourth bedroom with an en suite bathroom on the second (loft) floor. The property is in a good condition throughout, and has gas central heating and double glazing. Planning permission has been granted for the demolition of the garage and the construction of a two storey 700 sq ft (65 sq m) one bedroom house with a pitched roof adjacent to the existing house. Further plans have been drafted to expand this new property into a two bedroom house, with the loft floor comprising a second bedroom and an en suite bathroom.

## Location

The property is just over five minutes from lovely Lloyd Park and within easy walking distance of the shops, market and cinema at Walthamstow Central and historic Walthamstow Village. Transport connections are good, with regular direct journeys of less than 20 minutes to the City (via overground to Liverpool Street) and the West End (via the Victoria Line to Oxford Circus) from the stations at Wood Street and Waltham Forest, both about a mile from the property.

## Accommodation

The accommodation comprises the following areas:

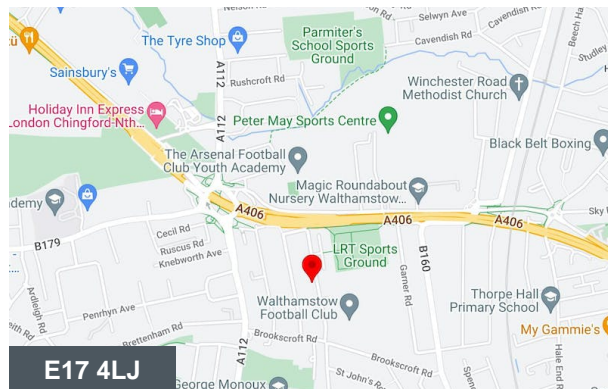
Name	sq ft	sq m	Availability
Building - Existing House	1,291	119.94	Available
Building - Proposed House	700	65.03	Available
<b>Total</b>	<b>1,991</b>	<b>184.97</b>	

## Terms

The freehold is available to purchase subject to offers over £700,000. All other terms and conditions by negotiation and subject to contract.

## Planning

Full details of the planning consent can be found on Walthamstow planning portal under reference 212965. There is also planning consent for the construction of a two storey side and single storey rear extension (ref 203634).



## Viewing & Further Information



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