

House

St. Mary Road E17

£875,000

### St. Mary Road, London, E17

Approximate Area = 1893 sq ft / 176 sq m (excludes void)  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2021. Produced for Linus Jackson Property Agent. REF: 730082



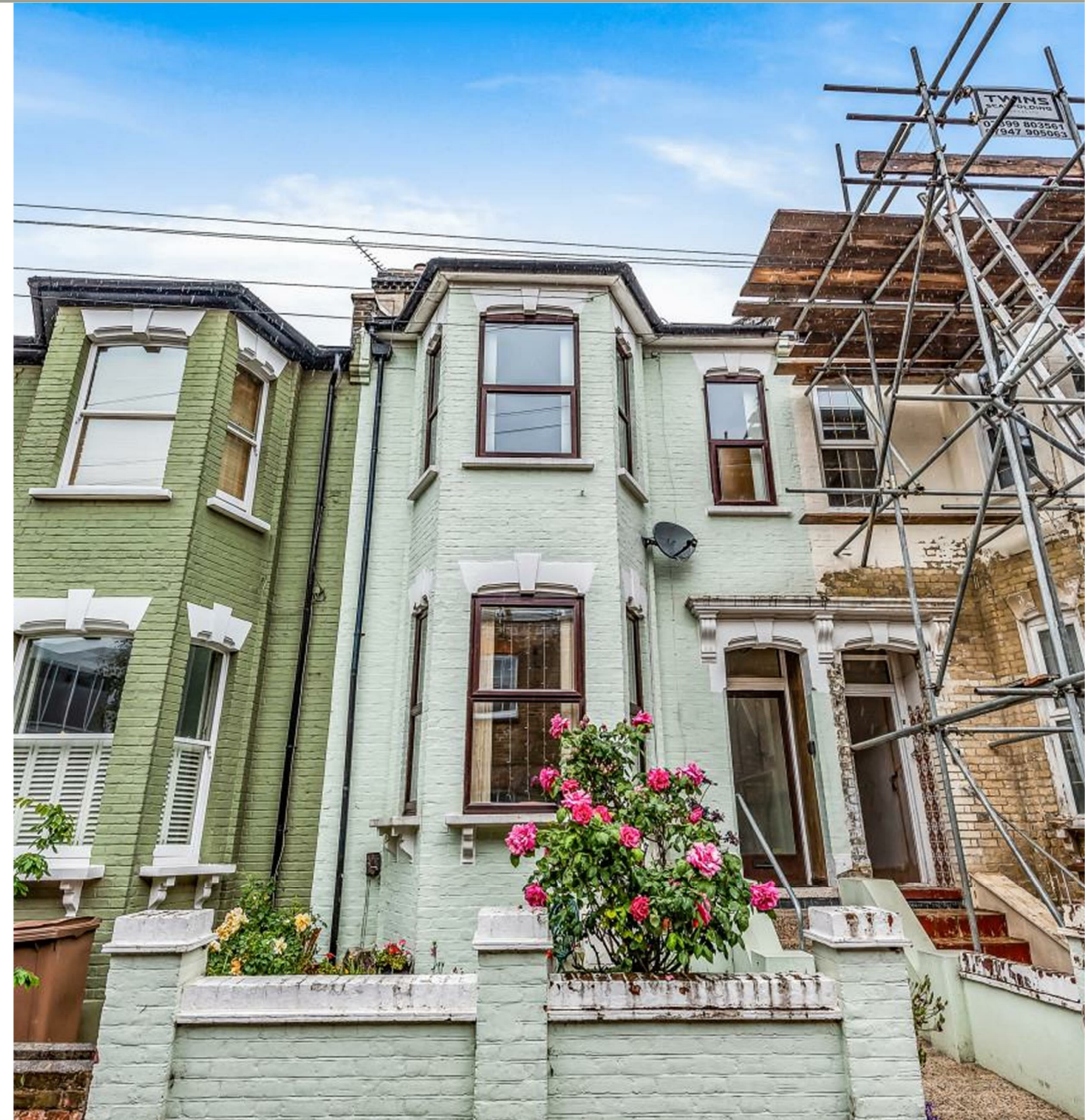
Viewings Saturday 12th June - By Appointment Only

An impressive Victorian property located in the heart of Walthamstow village.

This spacious four double bedroom property is situated on a quiet and pretty no-through road, moments from the buzz of Orford Rd and all of the cafes, independent shops, restaurants and pubs that it has to offer. Walthamstow Central (Victoria Line) is a 10 minute walk away and there are numerous bus links on Hoe St., making this perfect for commuters.

Upon entering there is a wide and welcoming hallway leading to a spacious and grand sitting room with a feature bay window and very high ceilings. There is a second reception room and a kitchen/dining room with double doors that open out onto a lovely 70 ft garden. This rear ground floor space could be re-configured into an excellent open plan living space. The first floor has three double bedrooms with an impressive master to the front and a separate WC. On the second floor there is a further double bedroom a family sized bathroom and a utility room.

There is also the added benefit of a large basement, which could be converted into further living space.



**LINUS JACKSON**  
PROPERTY AGENT  
LINUSJACKSON.CO.UK

**020 8281 9699**  
55 MANOR ROAD, LONDON E10 7AL

**LINUS JACKSON**  
PROPERTY AGENT  
LINUSJACKSON.CO.UK



## ENERGY AND EFFICIENCY RATING

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



### OUT AND ABOUT

Spar - The ultimate local shop offering an amazing array of artisan products and home to stone baked take away pizza.

The Castle - Family friendly, traditional pub serving local ales, fine wines and fantastic food. There is a fire when it's cold and a beer garden for long summer evenings.

Ravenswood Industrial Estate - Home to Gods Own Junkyard, Mothers Ruin and The Wild Card Brewery.

Froth and Rind – a lovely cafe with excellent coffee

Parish Wines - A new forward-thinking wine café-bar and shop in Walthamstow Village E17. Closely-curated wine selection, quality coffee & provisions.

