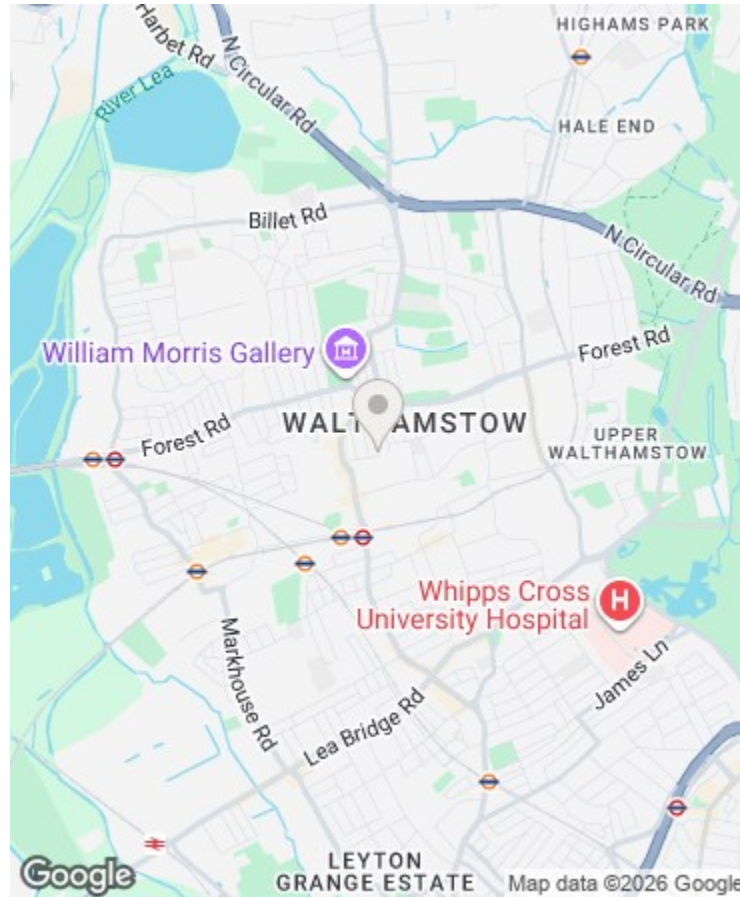




## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

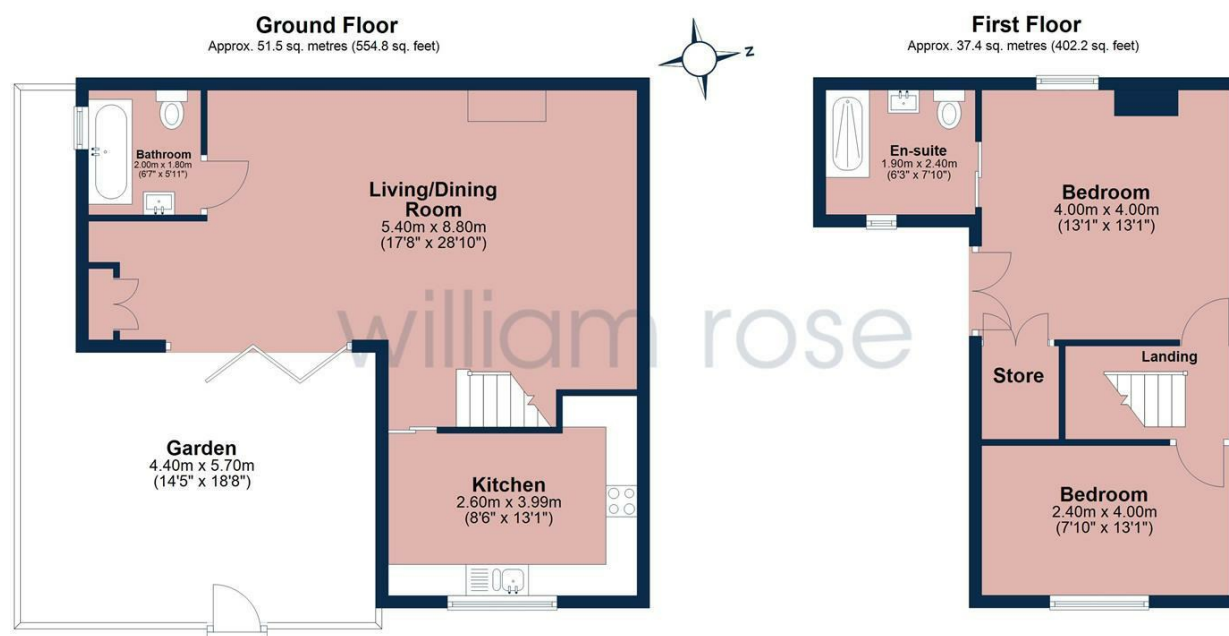
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 85        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



1 Byron Road, Walthamstow, London, E17 4SN

Offers Over £795,000

- Contemporary end of terrace house
- Near Walthamstow Central
- Short walk to Walthamstow Village
- Asgard Bike Storage
- Trendy kitchen
- Poets corner
- Close to Lloyd Park
- Modern décor
- Two bathrooms
- Garden and Juliet balcony



Total area: approx. 88.9 sq. metres (957.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

Byron Road

# 1 Byron Road, London E17 4SN

Stylish two-bedroom end-of-terrace house in Poets Corner, Walthamstow – Modern living with two bathrooms.



Council Tax Band: C

An inviting and contemporary two bedroom end of terrace house situated on Byron Road in the highly desirable Poets Corner area of Walthamstow, E17. Designed with modern family living in mind, this property offers well-proportioned accommodation over two floors and features two bathrooms, one on each level, providing excellent convenience and flexibility for buyers and guests.

Upon entering the main gate, you will step into courtyard style garden, leading to a spacious lounge/diner, creating a great space for relaxing or hosting. There is a separate fully equipped kitchen with generous workspace — perfect for everyday cooking or entertaining.

Upstairs are two double bedrooms, both neutrally styled and well-sized, each enjoying good levels of daylight. Main bedroom has a bright and airy en-suite bathroom.

This house is a rare gem, completed by contemporary fixtures and finishes.

Externally, the home sits at the end of the terrace, giving extra privacy and a sense of space. Positioned in Poets Corner, this location is known for its quiet, residential charm yet excellent access to local cafes, independent shops, green spaces such as Lloyd Park, and superb transport links via Walthamstow Central (Victoria line and Overground). Walthamstow Village is close by as well as The Tramworks E17 creative hub.

If you are looking for a smart house in a vibrant area, this could be you new home.

