



## 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) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 93.1 sq. metres (1002.4 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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Ruby Road



61 Ruby Road, Walthamstow, London, E17 4RE

Offers Over £825,000

- Three Bedroom Victorian Mid-Terrace
- Bright Through Reception Room
- Private Rear Garden
- Potential for Loft Conversion (STPP)
- Close to Walthamstow Village & Local Amenities
- Sought-After Ruby Road Location
- Rear Kitchen/Dining Extension
- Good Condition Throughout
- Short Walk to Walthamstow Central Station
- Excellent Transport Links to Central London

## 61 Ruby Road, London E17 4RE

A beautifully presented three-bedroom Victorian mid-terrace on sought-after Ruby Road. Extended to the rear to create a spacious kitchen/dining room opening onto a private garden, this charming home is in good condition throughout and offers excellent potential for a loft conversion (STPP). Ideally located within easy reach of Walthamstow Central, Walthamstow Village and superb transport links into Central London.



Council Tax Band: D

Situated in one of Walthamstow's most sought-after residential pockets, this beautifully maintained Victorian mid-terrace offers generous accommodation, modern comfort and excellent potential to further enhance (subject to planning). Presented in good condition throughout, this charming home is ideal for a growing family or those looking to move straight in.

As you step inside you are greeted by a bright and welcoming hallway leading to a well-proportioned reception space, perfect for everyday living and entertaining. A thoughtfully designed rear extension creates a spacious and light-filled kitchen/dining room that opens seamlessly onto the private rear garden — ideal for summer evenings, outdoor dining and children's play.

Upstairs, there are three comfortable bedrooms, and a well-appointed family bathroom. The house has been lovingly cared for, with a neutral finish throughout and plenty of original Victorian character complemented by modern touches.

One of the standout features of this property is the excellent scope to add a loft conversion (subject to planning consent), offering the possibility of an additional bedroom, home office or en-suite, further enhancing the living space and value.

The charming rear garden provides a pleasant outdoor retreat, a superb space for relaxation and alfresco entertaining.

Ruby Road is perfectly placed for convenient access to the vibrant amenities of Walthamstow Central and Walthamstow Village. You're spoilt for choice with independent cafés, eateries, boutique shops and weekly farmers' markets right on your doorstep. For green space, Lloyd Park and the picturesque Walthamstow Marshes are just a short stroll away.

Transport links are excellent with Walthamstow Central Underground Station (Victoria Line) providing rapid access into the City and West End, and a range of bus routes connecting you across East London. Overground services are also available nearby, adding further connectivity.

