



Price
£550,000

Freehold

2x  1x  1x 

**Livingstone Road,
Walthamstow, E17**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- **Period family home**
- **Chain free**
- **Updating required**
- **Can be extended into the loft - Subject to planning permissions**



Nearest Schools

Primary Schools: Thomas Gamuel Primary 0.4 miles, Henry Maynard Junior School 0.4 miles, Barclay Primary 0.5 miles

Secondary Schools: Belmont Park School 0.2 miles, George Mitchell School 0.5 miles, Walthamstow School for Girls 0.5 miles



Transport Information

Train Stations: Walthamstow Queens Road 0.5 miles, Walthamstow Central 0.5 miles, Leyton Midland Road 0.5 miles
Underground Walthamstow Central 0.5 miles, Leytonstone 1.0 miles, Leyton 1.4 miles
DLR.: Pudding Mill Lane 2.9 miles, Bow Church 3.4 miles, Devons

Call Walthamstow - 020 8509 0092 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

Accommodation

GROUND FLOOR

Entrance Hallway

Living Area : 24'3 x 11'5 (7.40m x 3.48m)

Kitchen : 14'3 x 9'9 (4.35m x 2.97m)

FIRST FLOOR

Hallway

Bedroom 1 : 15'1 x 13'1 (4.60m x 3.99m)

Bedroom 2 : 11'3 x 9'5 (3.43m x 2.87m)

Bathroom : 11'9 x 9'9 (3.58m x 2.97m)

OUTSIDE

Front Garden

Rear Garden

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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