

62 Albert Road

E17 7PS · Walthamstow (E17)

£525,000

LAST SOLD NOV 2019

1

RECORDED SALES SINCE 1995

Single

OWN PRICE HISTORY

Sale history at this address

DATE	PRICE	TYPE	TENURE	SALE
Nov 2019	£525,000	Terraced house	Freehold	Resale

Energy certificate

EPC C

147 m²

7 habitable rooms

1900-1929

Source: HM Land Registry Price Paid Data; MHCLG Energy Performance Register. This dossier reports official records and comparable evidence. It contains no valuation and does not replace a survey.

Price evidence

Category A resales within 400 metres over the last five years, with floor areas where an energy certificate matches the sold address. This is the evidence a valuer would weigh. It is deliberately not a valuation.

£7,888/m²

MEDIAN OF 35 COMPARABLE SALES, 400M, 5 YEARS

£3,571/m²

THIS PROPERTY AT LAST SOLD PRICE

ADDRESS	DISTANCE	DATE	PRICE	M ²	£/M ²
22 Exeter Road	187m	Mar 2026	£946,500	131	£7,225
76B Grosvenor Park Road	356m	Mar 2026	£623,000	57	£10,930
31 Grosvenor Park Road	327m	Mar 2026	£770,000	129	£5,969
27 Grosvenor Park Road	327m	Feb 2026	£880,000	142	£6,197
30 Belgrave Road	256m	Feb 2026	£750,000	115	£6,522
26 Albert Road	0m	Feb 2026	£960,000	112	£8,571
18 Grosvenor Park Road	356m	Jan 2026	£550,000	74	£7,432
40 First Avenue	276m	Jan 2026	£970,000	104	£9,327
46 Exmouth Road	364m	Jan 2026	£535,000	58	£9,224
58 Albert Road	0m	Jan 2026	£935,000	155	£6,032
136 Queens Road	310m	Jan 2026	£410,000	65	£6,308
Flat 2, 96 Queens Road	310m	Dec 2025	£360,000	51	£7,059
22 Somerset Road	307m	Dec 2025	£783,000	85	£9,212
19 Edinburgh Road	226m	Dec 2025	£664,000	138	£4,812

District price movement (E17, UK House Price Index)

1 year: +3.8%

5 years: +6.5%

10 years: +5.0%

What is proposed around this property

Applications from council planning registers: this postcode and within 500 metres, last five years. 0 nearby applications propose 10 or more units or new buildings.

At this address

No planning applications matched to this exact address in recent records. Historical applications may exist without published addresses.

Within 500 metres

SUBMITTED	DISTANCE	DESCRIPTION	DECISION
Apr 2026	414m	Submission of details pursuant to Condition 3 (Construction Logistics Plan), Condition 4 (Highway Site Condi	Pending
Apr 2026	448m	Installation of 1 x internally illuminated projecting hanging sign, 2 x externally illuminated fascia signs an	Pending
Apr 2026	474m	Prior approval for the construction of a single storey rear extension which would extend 6.00m beyond the	Pending
Apr 2026	392m	Construction of a single storey wraparound rear extension.	Pending
Mar 2026	221m	Outline planning consent for the demolition of vehicle servicing garage and construction of a part one/part tw	Pending
Mar 2026	256m	Lawful Development Certificate (Proposed) - Construction of dormer roof extension to main rear roof, and roo	Pending
Mar 2026	392m	Construction of a single storey outbuilding at rear garden area.	Pending
Mar 2026	373m	Construction of a rear dormer roof extension, extension above the two storey rear outrigger, raising of the ri	Pending
Mar 2026	422m	Change of use of the ground floor from Class E (former estate agents) to an Adult Gaming Centre (AGC) (Sui Gen	Pending
Mar 2026	483m	Construction of a single storey wraparound rear extension, excavation to front garden to create a lightwell	Pending
Mar 2026	337m	Construction of a single storey wraparound rear extension .	Pending
Mar 2026	375m	Lawful Development Certificate (Proposed) - Construction of dormer roof extension to main rear roof, and roof	Pending

Protective designations

Green belt covers 19% of district

Safety within 500 metres

Police recorded crime around this address. 151 incidents in the last 12 months, none recorded within 500m the year before.

CATEGORY	INCIDENTS, 12 MONTHS
Anti Social Behaviour	32
Violence And Sexual Offences	25
Shoplifting	21
Other Theft	19
Theft From The Person	13
Vehicle Crime	10
Public Order	7
Burglary	5
Drugs	5
Robbery	4

Living here

Nearest stations (3km)

STATION	DISTANCE
Walthamstow Central	264m
Walthamstow Queen's Road	269m
St James Street (Walthamstow)	883m

Schools within 1km

SCHOOL	OFSTED	DISTANCE
Edinburgh Primary School	Good	432m
Church Hill Nursery School	Outstanding	618m
Thomas Gamuel Primary School	Good	629m
Walthamstow School for Girls	Outstanding	675m
South Grove Primary School	Outstanding	718m

Connectivity and environment

Full fibre reaches 94% of the district

PM2.5 8.5 µg/m³ district mean

Which way the area is heading

Praesago scores Walthamstow (E17) 50 out of 100 for area trajectory, placing it in the 48th national percentile. Planning applications across the district ran 303 in the last 12 months against 60 the year before (+405%).

Red flags from the data

No red flags raised by the checks in this report.

Questions worth asking before you offer

Ask the agent how long the property has been on the market and why the vendor is selling.

Commission a survey appropriate to the property age; this report covers data, not condition.

Ask your conveyancer to run the standard local authority, drainage and environmental searches; this dossier does not replace them.

Sources: HM Land Registry, MHCLG Energy Performance Register, council planning registers, police recorded crime, Office of Rail and Road, DfE school records, Ofcom, Defra. Praesago reports official records; where a record is missing this dossier says so rather than estimating. Nothing here is a valuation, a survey or financial advice.