

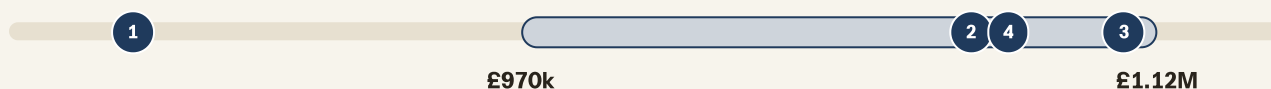
67 Falmer Road, E17 3BH

Mid-terrace house · 128 m² · EPC C

HOMES LIKE THIS HAVE SOLD FOR

£970,000 to £1,124,000

Middle of the evidence: **£1,065,000**



THE CLOSEST SALES

#	ADDRESS	SOLD	PRICE	SIZE	£/M ² TODAY	AT 128 M ²
1	55 Falmer Road	Nov 2024	£827,000	126 m ²	£6,841	£876,000
2	3 Falmer Road	Feb 2025	£930,000	114 m ²	£8,429	£1,079,000
3	2 Hurst Road	Oct 2024	£1,100,000	130 m ²	£8,719	£1,116,000
4	13 Hurst Road	Mar 2025	£1,160,000	141 m ²	£8,501	£1,088,000

SAME TYPE, LAST 2 YEARS

£808,000

Middle half £657k to £956k, 71 sales

RATE PER M² NEAR HERE

£8,321

Most sold at £7,578 to £8,783

WALTHAM FOREST AVERAGE

£529k

Jul 2026, +2.8% in a year

The home on record

From the EPC register (certificate of Mar 2025) and HM Land Registry

TYPE Mid-terrace house	BUILT 1900-1929	FLOOR AREA 128 m² 1,378 sq ft
ROOMS 4 habitable	TENURE Freehold HM Land Registry	ENERGY RATING C now B possible
ENERGY BILLS £1,258 a year £925 after the EPC's suggested work	HEATING Boiler and radiators, mains gas	WALLS Solid brick, as built, no insulation (assumed)
ROOF Pitched, 300 mm loft insulation	WINDOWS Mostly double glazing	LAST SOLD £665,000, Mar 2019

THE 12 RECENT SALES MOST LIKE THIS HOME

ADDRESS	SOLD	PRICE	TYPE	SIZE	EPC	AWAY	£/M² TODAY
55 Falmer Road	Nov 2024	£827,000	Mid-terrace	126 m²	C	Under 50 m	£6,841
3 Falmer Road	Feb 2025	£930,000	Mid-terrace	114 m²	C	Under 50 m	£8,429
2 Hurst Road	Oct 2024	£1,100,000	Mid-terrace	130 m²	C	60 m	£8,719
13 Hurst Road	Mar 2025	£1,160,000	Mid-terrace	141 m²	D	60 m	£8,501
37 Byron Road	Mar 2025	£1,050,000	Mid-terrace	139 m²	C	170 m	£7,806
2 Byron Road	Jan 2025	£500,000	Semi	132 m²	C	150 m	£3,907 *
31 Hurst Road	Feb 2025	£965,000	Mid-terrace	108 m²	C	60 m	£9,232
21 Gaywood Road	May 2026	£555,000	Mid-terrace	108 m²	D	320 m	£5,210
8 Seaford Road	Oct 2025	£1,200,000	-	-	-	90 m	-
12 Seaford Road	Aug 2025	£1,320,000	-	-	-	90 m	-
22 Gaywood Road	Aug 2026	£907,000	Mid-terrace	109 m²	D	320 m	£8,321
52 Falmer Road	Jan 2025	£975,000	-	-	-	Under 50 m	-

* Far from the other sales per m², so not used as a closest sale.

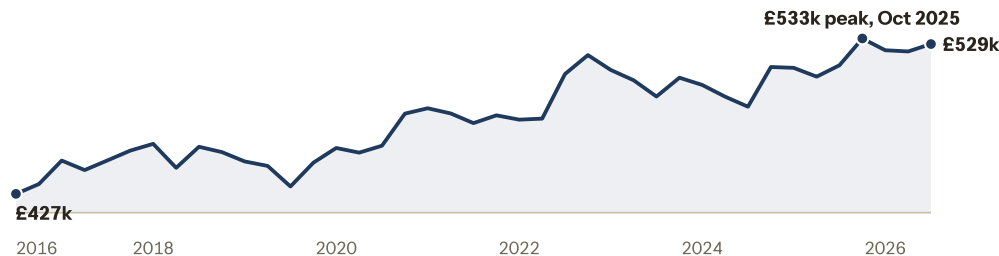
Ranked the way a surveyor would: nearest, most recent and closest in size, type and age first. A dash means the sale has no EPC, so no floor area, and it does not count toward the range.

SIMILAR HOMES SOLD 173 Within 500 m since 2019	USED FOR THE RANGE 34 With a floor area on record	LEASEHOLD 5% Of nearby sales	NEW BUILDS 19% Of nearby sales
--	---	--	--

The local market and the area

What buyers will look up before they view

Waltham Forest average price is up 24% since Jul 2016



AVERAGE, JUL 2026

£529k

All home types

PAST YEAR

+2.8%

A YEAR, ON AVERAGE

+2.2%

Over ten years

SCHOOLS NEARBY

Emmanuel Community School Primary	Requires improvement	170 m
Walthamstow School for Girls Secondary	Outstanding	400 m
Waltham Forest College 16 plus	Not yet rated	460 m
Church Hill Nursery School Nursery	Outstanding	470 m
Our Lady and St George's Catholic Primary School Primary	Good	540 m
Holy Family Catholic School Secondary	Good	580 m

NEARBY

Station	Walthamstow Central	720 m
GP	Dr Shantir Practice	740 m
Supermarket	Lidl	690 m
Park	Lloyd Park	630 m

PLANNING AND FLOOD RECORDS

Flood, rivers and sea	Very low risk
Surface water	Outside the 1 in 100 year area
Conservation area	No
Article 4 direction	Yes, some changes need permission
Listed buildings close by	12

HOW THIS IS WORKED OUT

- Sold prices from HM Land Registry, adjusted to Jul 2026 money with the house price index.
- Floor areas from the EPC register, so each sale is compared per m². "At 128 m²" is each sale's rate times this home's size.
- The range is where most similar homes nearby sold per m², times this home's size. A sale counts for more the nearer, newer and more alike it is.
- A sale far above or below the rest per m² is not used as a closest sale and is flagged. Condition is not on any record, so Quillfeather & Varga places the home in the range.
- Area facts from the Environment Agency, planning.data.gov.uk, the Department for Education, Ofsted and OpenStreetMap.