



CHURCHILL
estates



Orford Road,
Walthamstow

Guide Price £500,000

Tenure : Leasehold

Floor Area : 570.49 sq ft

Local Authority : Waltham Forest


Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Behind the grand Victorian exterior lies a stylish and welcoming garden flat. From the moment you step inside, it's clear this home has a special charm.

Full of character, it boasts high ceilings, double glazed sash windows, and an inviting lounge featuring wood floors, coving, and a lovely bay window. Natural light flows beautifully throughout the space, making it ideal for both relaxation and entertaining. There is also the added benefit of a cellar, which provides the idea space for storage.

The kitchen opens onto a lush south-east facing private garden, complete with mature greenery. This tranquil outdoor space enjoys sunlight throughout the day, perfect for those who love spending time in the garden.

Next to the spacious main bedroom which opens out to the garden, is a simple yet elegant three-piece bathroom, while the second bedroom, also a double room, could serve as a bright and functional home office. The property's chain-free status also adds to its appeal.

This property is in the heart of Walthamstow Village, one of the area's most sought-after locations. Living on Orford Road means having the best of the local community at your doorstep—from its rich cultural history to the vibrant independent shops, popular pubs like The Queen's Arms, The Village, and The Castle, as well as fantastic cafés, restaurants, and bakeries. The lively market, and Hoe Street are all nearby, with the open greenery of Epping Forest just a short distance away.

Families will appreciate the range of schools and nurseries within walking distance, while Walthamstow Central, approximately an 8-minute walk away, provides convenient access to the Victoria Line and London Overground for seamless transport links.

TENURE: Leasehold - 117 Years
SERVICE CHARGE: Nil
GROUND RENT: £250 p/a
LOCAL AUTHORITY: Waltham Forest
COUNCIL TAX BAND: B
EPC RATING: D







- Long Lease
- Walthamstow Village
- Close to Local Shops & Restaurants
- Own Garden
- Bay Window
- Ground Floor
- Close to Walthamstow Central Victoria Line and Overground Services
- 2 Double Bedrooms
- Chain Free
- Cellar





GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



2 BED, GROUND FLOOR FLAT

TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 503 6060**

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