



CHURCHILL
estates



12/14 St James Street,
Walthamstow

Guide Price £400,000

Tenure : Leasehold

Floor Area : 589.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(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 



Guide price £400,000-£425,000. Nestled in the vibrant area of Walthamstow, is this modern top floor, purpose-built flat situated at the corner of St James Street and Leucha Road, being conveniently located for St James Street Station & Walthamstow Market as well as being just a stroll to Walthamstow wetlands, St James Park, Walthamstow Central & Blackhorse Road Stations. The property offers a generous living space perfect for individuals or couples seeking comfort and convenience, that serves as an inviting area for relaxation and entertainment. there is an open plan fully fitted Kitchen area in addition to a Private enclosed terrace also accessed via the Reception Room.

The property also offers a spacious bedroom with French doors leading onto a Juliet balcony, providing a tranquil retreat at the end of the day. The fully tiled bathroom is thoughtfully designed, ensuring both functionality and style.

With its contemporary design, entry phone system, electric heating and double glazing, this flat is ideal for those who appreciate modern living. The location is particularly advantageous, as Walthamstow is known for its lively atmosphere, with an array of shops, cafes, and parks nearby.

This property presents an excellent opportunity for anyone looking to enjoy the best of urban living in a well-connected area. Whether you are a first-time buyer or seeking a rental, this flat is sure to meet your needs. Do not miss the chance to make this charming flat your new home.







*Walthamstow Marshes -
Local place of Interest -
Not viewed from Property*

- Top Floor Flat
- Large Lounge/Kitchen with Private Terrace
- Adjacent St James Street Station
- Stroll to Walthamstow Wetlands
- Chain Free
- 618 sq ft/57.4m living accommodation
- Bedroom with Juliet balcony
- Close Walthamstow Central & Blackhorse Road Stations
- Long Lease





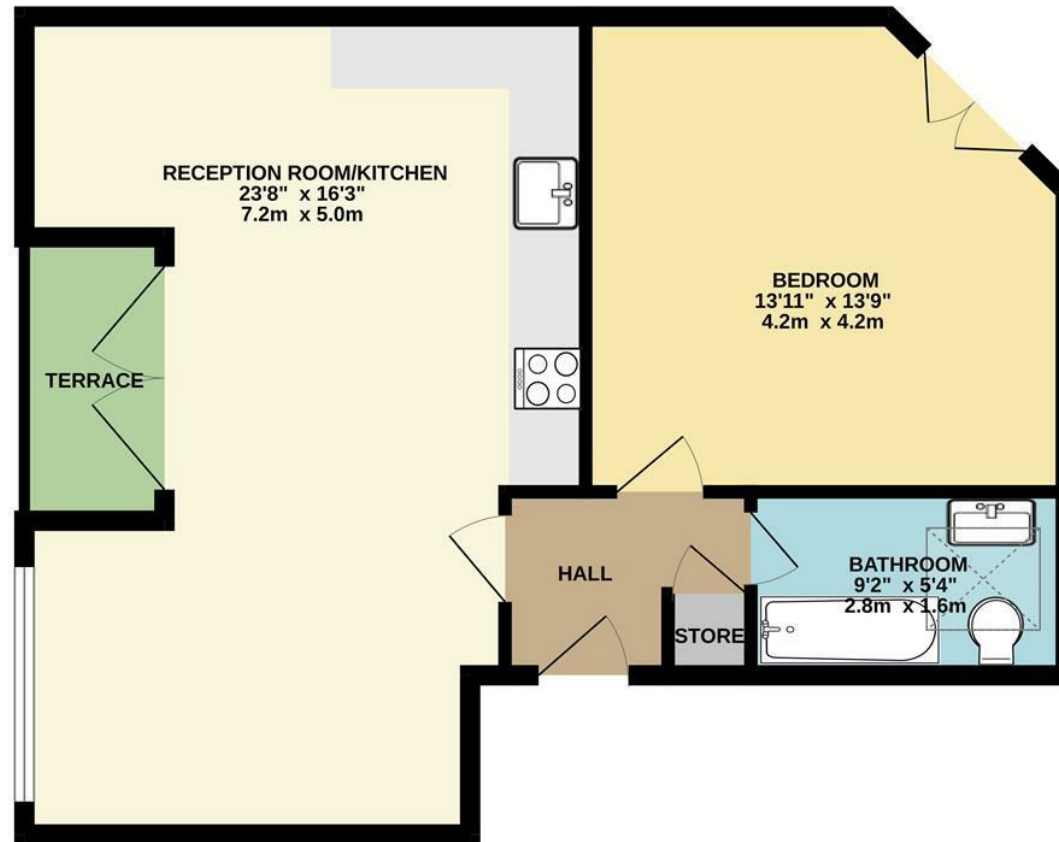
Local place of interest - Not Viewed from Property



St. James Park. Local place of interest - Not viewed from Property



THIRD FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

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