




Council: Waltham Forest | Council Tax Band: B | Floor Area: 860.00 sq ft

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		76	76
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC





The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Cairo Road, Walthamstow, E17 3BB

Guide Price £550,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**

**CHURCHILL**  
estates



Guide Price: £550,000 - £600,000

We are delighted to offer this newly refurbished two-bedroom ground floor flat, located in Walthamstow's sought-after Poets Corner. Combining contemporary design with classic Victorian charm, this property offers a sophisticated living space in one of the area's most vibrant and well-connected neighbourhoods. Set within a beautifully maintained Victorian terrace, spanning across 860 square-feet this property harmoniously blends period character with modern amenities, making it an ideal choice for potential buyers.

Internally, the flat boasts two spacious bedrooms. The master bedroom features a stunning, well-preserved fireplace and exquisite coving, adding timeless elegance to the room. High ceilings throughout the property further enhance the feeling of space and light, creating an airy and inviting atmosphere. The second bedroom benefits from double doors that lead into the kitchen, promoting an open flow and maximizing natural light.

A standout feature of this home is the expansive kitchen/diner, thoughtfully extended to the rear with a full-width addition. The space benefits from underfloor heating and vaulted ceilings, creating a bright and airy environment that is perfect for both family living and entertaining. Bi-folding doors open directly onto the private garden, effortlessly blending indoor and outdoor living. The garden provides a peaceful retreat, ideal for alfresco dining, gardening, or simply relaxing in a serene setting.

For outdoor enthusiasts, Lloyd Park is just a short five-minute walk away, featuring stunning landscaped gardens, expansive green spaces, a playground, sports courts, a café, and the famous William Morris Gallery. Families will also benefit from being close to a number of highly regarded primary and secondary schools, many of which boast excellent 'outstanding' and 'good' ratings from Ofsted.

