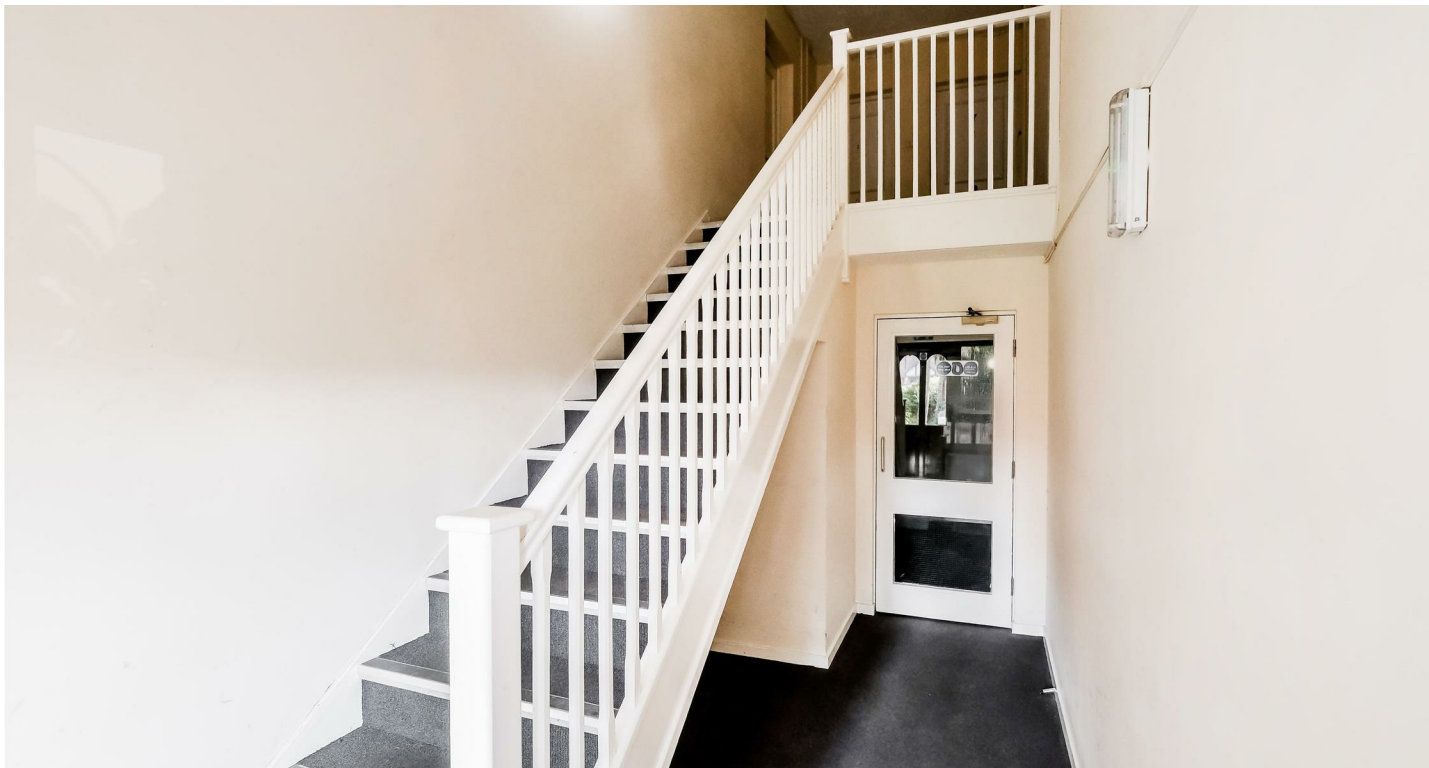




CHURCHILL
estates



Chamberlain Place, Walthamstow

Offers In Excess Of
£285,000

Tenure : Leasehold

Floor Area : 405.00 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		
(81-91) B		83
(69-80) C	69	
(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 



Nestled in the vibrant heart of Walthamstow, Chamberlain Place offers an newly refurbished one-bedroom flat, elegantly proportioned to provide approximately 405 square feet of refined living space. This leasehold property presents an exceptional opportunity for first-time buyers or discerning investors seeking to acquire a residence in one of London's most dynamic and rapidly developing neighbourhoods.

The flat features a sophisticated lounge that enhances the sense of space, offering a versatile setting ideal for contemporary living. A generously sized double bedroom provides an inviting retreat, while the well-appointed three-piece bathroom boasts modern fixtures and finishes. The property is further enhanced by newly fitted double-glazed windows, ensuring excellent energy efficiency and sound insulation, complemented by electric room heaters offering dependable warmth throughout. Both the kitchen and bathroom have undergone a complete refurbishment, with the addition of new fixtures and fittings. The property also benefits from loft space, providing additional storage options.

Chamberlain Place is a secure, private development, thoughtfully designed to meet the demands of today's modern resident. The development offers access to communal outdoor spaces and two designated parking spaces, contributing to a refined and convenient living experience. Situated in a highly desirable location, the property enjoys excellent transport links. Blackhorse Road Station, just approximately 800 meters away, provides access to both the Victoria Line and London Overground, while St James Street Station, approximately 1.1 kilometres from the flat, further enhances connectivity. A wealth of local amenities, including a variety of shops, cafes, and restaurants, are easily accessible, ensuring residents are well-served. Additionally, several esteemed primary and secondary schools, such as Hilly field Primary Academy and Willowfield School, are located approximately within a 1-kilometre radius, making this an ideal location for families.

TENURE: Leasehold

LEASE: 156 Years Remaining

GROUND RENT: Nil

SERVICE CHAREG: £1400

EPC RATING: C69

LOCAL AUTHORITY: Waltham Forest

COUNCIL TAX BAND: B





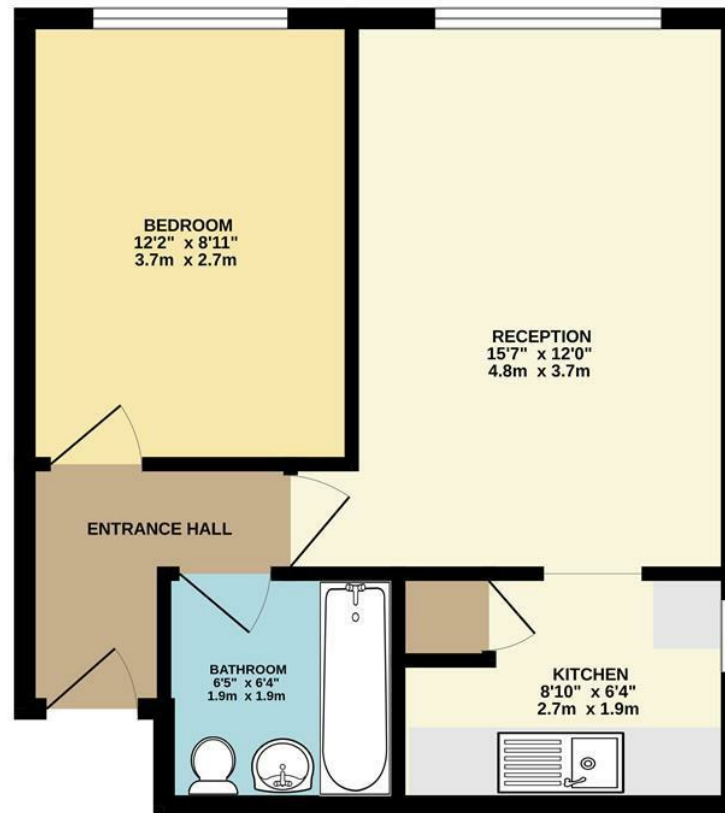


- Offers in Excess of £285,000
- Double Bedroom
- Residents Only Parking
- New Heating Units
- Access To Both The Victoria Line And London Underground
- St. James Street Station approx. 1.1 kilometres
- New Double Glazed Windows
- Approx. 405 sq. ft
- Loft Space





FIRST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 405 sq.ft. (37.7 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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To view call **0208 503 6060**

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