



CHURCHILL
estates
FOR SALE
020 8503 6060
churchill-estates.co.uk
GROUND
FLOOR
FLAT

CHURCHILL
estates



Winns Avenue, Walthamstow

Guide Price £450,000

Tenure : Leasehold

Floor Area : 606.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

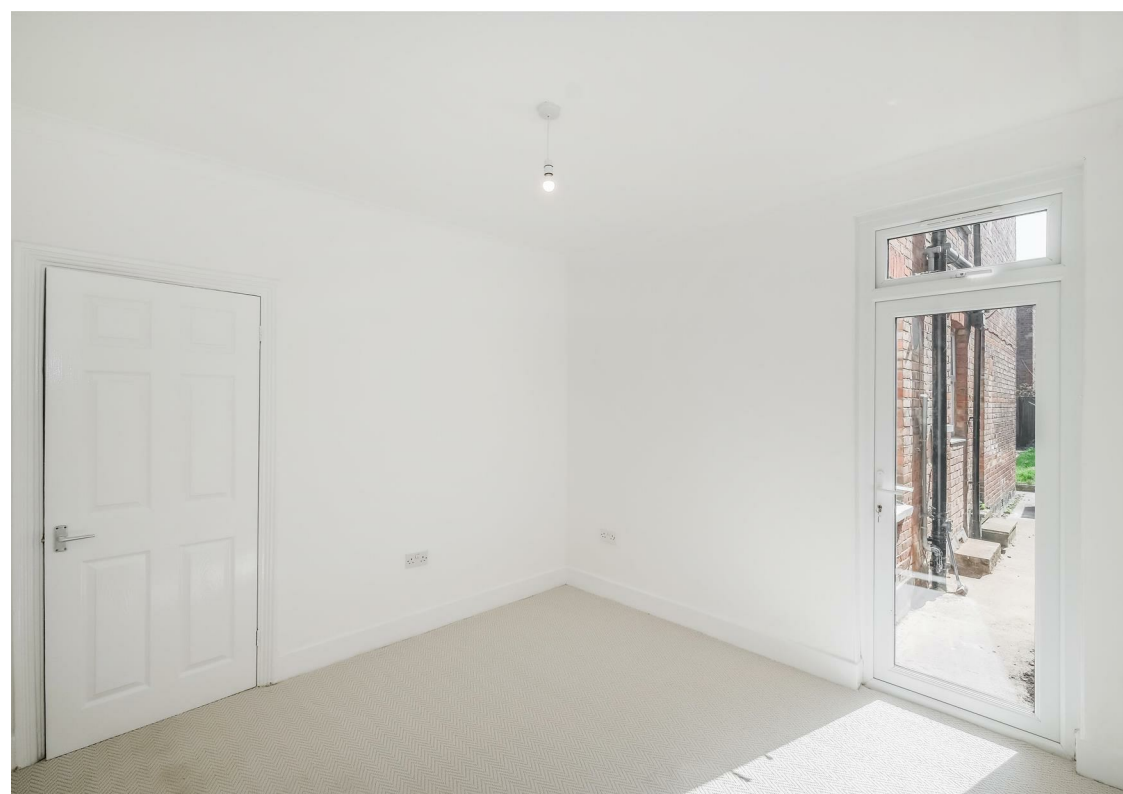
Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Guide Price: £450,000 – £475,000

Positioned just a short stroll from the serene green spaces of Lloyd Park, this beautifully presented Ground Floor Ex-Warner Maisonette on Winns Avenue offers an exceptional opportunity to acquire a home that seamlessly balances period charm with modern convenience.

This elegant property comprises two generously proportioned double bedrooms, making it ideally suited to couples, young families, or discerning individuals seeking a peaceful haven in a vibrant and well-connected neighbourhood. At its heart lies a welcoming reception room, bathed in natural light courtesy of dual double-glazed windows, creating a bright and inviting ambiance that is both stylish and practical.

The layout has been thoughtfully designed to ensure effortless flow between living spaces. A contemporary kitchen offers a sleek and functional environment for cooking and dining, with direct access to a private rear garden—a rare and desirable feature that extends the living space outdoors. A well-appointed bathroom completes the internal accommodation, blending modern fittings with tasteful finishes.

Situated in the heart of Walthamstow, a locale celebrated for its artistic spirit, independent shops, and thriving café culture, this home places residents within easy reach of a wide array of local amenities. The nearby Lloyd Park, William Morris Gallery, and excellent transport links ensure both cultural richness and connectivity to central London.

In summary, this exquisite two-bedroom maisonette offers a unique blend of character, comfort, and convenience in one of East London's most desirable enclaves. A perfect opportunity to enjoy refined living in a dynamic and well-loved community.

TENURE: Leasehold

LEASE: 189 years from 29 September 1985

GROUND RENT:

SERVICE CHARGE: Nil

LOCAL AUTHORITY: Waltham Forest

COUNCIL TAX BAND: B

EPC RATING: D 66





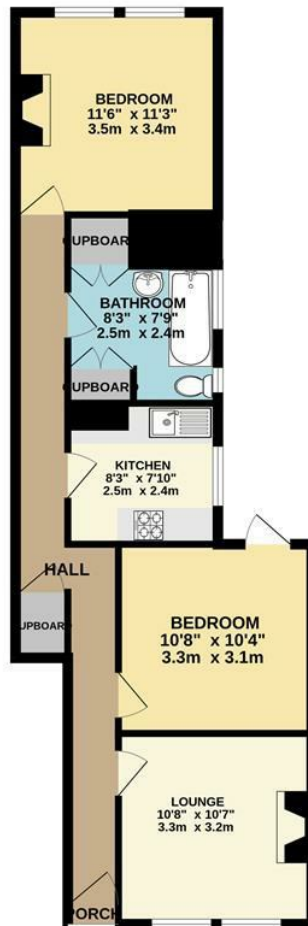


- Ex-Warner
- Two Double Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Close to Lloyd Park
- Ground Floor
- Modern Bathroom
- Section of Garden
- Double Glazing
- Chain Free





GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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.
Made with Metropix ©2025

Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

CHURCHILL
estates