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FIRST
FLOOR
FLAT

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Woodlands Gardens, Walthamstow

Offers In Excess Of
£500,000

Tenure : Leasehold

Floor Area : 685.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

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	69	78
(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	



Set on one of Upper Walthamstow's most sought-after roads, this two-bedroom first-floor conversion is bursting with potential. Offering approximately 685 square feet of space, it's the perfect blank canvas for those eager to create a stylish and modern home. With a bit of vision and creativity, this property could be transformed into something truly special. At the heart of the home is the open-plan kitchen and living area—a bright, versatile space just waiting to be reimagined. Whether you're envisioning sleek cabinetry, a statement breakfast bar, or a cosy lounge setup, there's plenty of scope to make it your own. Open the double doors and escape onto the Juliet balcony, where you'll enjoy elevated views across the neighbourhood, adding a charming touch of outdoor connection. The generous main bedroom provides a peaceful retreat, while the second bedroom offers flexibility as a guest room, home office, or creative space. The bathroom is ready for a fresh new look—think contemporary fittings, elegant tiling, and spa-like touches. Additional features include off-street parking—a real bonus in this area—a large loft space offering excellent potential for conversion (subject to the usual planning permissions), and a 999-year lease upon completion, with the view to acquiring a share of the freehold in the future.

Location-wise, you couldn't ask for more. Just moments away, Epping Forest offers endless green space for weekend walks, while the buzzing streets of Walthamstow Village are packed with independent cafés, award-winning restaurants, and lively pubs. You're also in close proximity to Whipps Cross Hospital and within the catchment area for several reputable schools—making this an ideal spot for families.

Commuting is a breeze, with Wood Street Station nearby whisking you to Liverpool Street in under 20 minutes. Fancy a scenic stroll? A 15-minute walk through Walthamstow Village leads you to Walthamstow Central and the Victoria Line, while Snaresbrook Station and the High Street are also around a 15-minute walk away.

This is more than just a renovation project—it's an opportunity to craft a home that's tailored to you, right in the heart of one of East London's most desirable neighbourhoods.

- TENURE: Leasehold (999 Years on Completion)
- GROUND RENT: N/A
- SERVICE CHARGE: N/A
- LOCAL AUTHORITY: Waltham Forest
- COUNCIL TAX BAND: C
- EPC RATING: 69 C





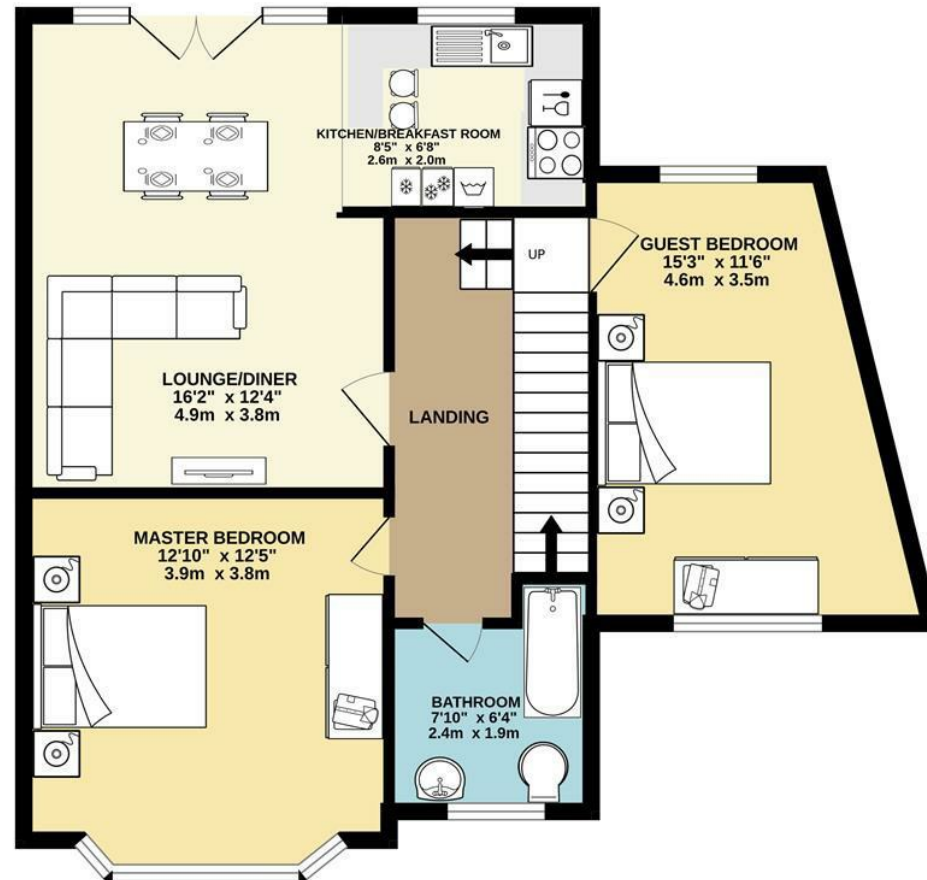


- Two Bedrooms
- First Floor Flat
- Chain Free
- Great Transport Links
- Juliet Balcony
- Kitchen/Diner
- 999 Year Lease Upon Completion
- Prime Location
- Moments from Epping Forest
- Large Loft Space





FIRST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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