



**CHURCHILL**  
estates





# Church Hill Road, Walthamstow

Guide Price £475,000

Tenure : Leasehold

Floor Area : 728.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : A

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Guide price £475,000-£500,000. Nestled on the charming Church Hill Road is this first-floor flat offered with a SHARE OF FREEHOLD, forming the upper level of this attractive halls adjoining, older style semi-detached residence. Spanning an impressive 728 square feet and having a Share of the Freehold as well as the advantage of a personal loft space included within the demise, the property features two bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

The layout is thoughtfully designed, ensuring that every corner of the flat is utilised effectively. The kitchen/diner provides an excellent space for those Family gatherings at meal times, being functional and well-equipped, providing a pleasant environment for culinary pursuits.

Located in the Village area of Walthamstow, residents will enjoy easy access to Orford Road area with its array amenities, including shops, cafes, restaurants and bars, in addition to being a comfortable stroll to the Ravenswood Estate home of Gods Own Junkyard, Mothers Ruin, Malt Haus and Misfits Strength & Yoga to name but just a few and parks. With excellent transport links also nearby at Wood Street Station (Weaver Line), Walthamstow Central (Victoria Line and Overground) as well as Queens Road (Suffragette Line) making commuting to central London a breeze, enhancing the appeal of this lovely home.

In summary, this first-floor flat on Church Hill Road presents a wonderful opportunity for those seeking a comfortable and stylish living space in a thriving community. Situated in a prime location, it is sure to attract interest.











- Village Borders
- Two Bedrooms
- Gas Central Heating
- Share of Freehold
- Great Location
- First Floor Flat
- Spacious Kitchen/Diner
- Double Glazing
- Chain Free

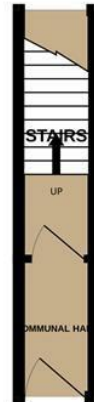








GROUND FLOOR  
87 sq.ft. (8.0 sq.m.) approx.



FIRST FLOOR  
863 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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