



CHURCHILL
estates



Thomas Lodge, London

Guide Price £375,000

Tenure : Leasehold

Floor Area : 560.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(69-80) C		
(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



Guide Price - £375,000 - £400,000

Perched on the periphery of the sought-after Walthamstow Village, this chain-free two-bedroom apartment within Thomas Lodge offers a rare opportunity to acquire a thoughtfully designed home in one of East London's most characterful enclaves. Set within a carefully maintained post-1980s development, the property enjoys a desirable location just moments from Walthamstow Central station, facilitating swift and direct access to Central London via the Victoria Line and Overground network.

The accommodation is generously arranged and suffused with natural light, with a spacious reception room framed by an elegant bay window. This principal living area offers an inviting environment equally suited to everyday living and occasional entertaining. An adjoining open-plan kitchen provides functionality and efficiency, catering to the demands of modern urban life.

Both bedrooms are well-proportioned, offering flexibility for a range of lifestyles. The principal bedroom is further enhanced by the addition of a private en-suite shower room, promoting both comfort and convenience. The overall layout is adaptable, easily accommodating remote working or small family requirements.

Additional highlights include a commendable EPC rating of C, underscoring the home's energy efficiency, along with gas central heating for reliable comfort throughout the seasons. A secure entry phone system provides residents with added peace of mind.

Residents of Thomas Lodge benefit from immediate access to the distinctive charm and community spirit of Walthamstow Village—an area celebrated for its independent boutiques, cafés, and local artisan culture. Extensive green spaces, including Walthamstow Marshes and Lee Valley Regional Park, lie within easy reach, offering a welcome retreat from the pace of city life. This is a compelling opportunity to secure a well-located home within one of London's most desirable neighbourhoods.

TENURE: Leasehold

LEASE: 95 Years Remaining

GROUND RENT: £190 P/A

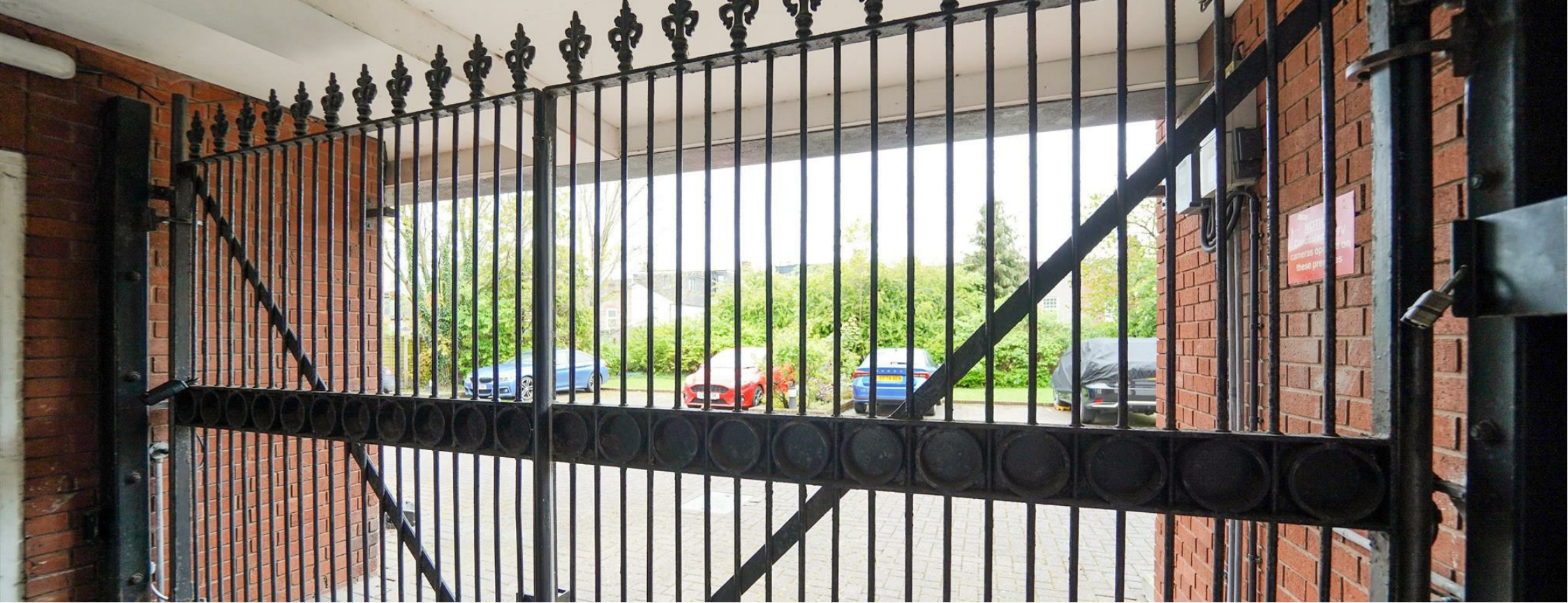
SERVICE CHARGE: £1,895.40 P/A

COUNCIL TAX BAND: D

EPC RATING: D: C77







- Guide Price £375,000 - £400,000
- Two Bedrooms
- Short Walk to Walthamstow Central (Victoria Line & Overground)
- Gated Off Street Parking
- Residents Only Parking
- Walthamstow Village Location
- Chain-Free
- Moments From Local Shops, Cafes & Local Markets
- Close Proximity to Walthamstow Marshes & Lloyd Park
- Gas Central Heating





Walthamstow Village Signpost, Not viewed from Property

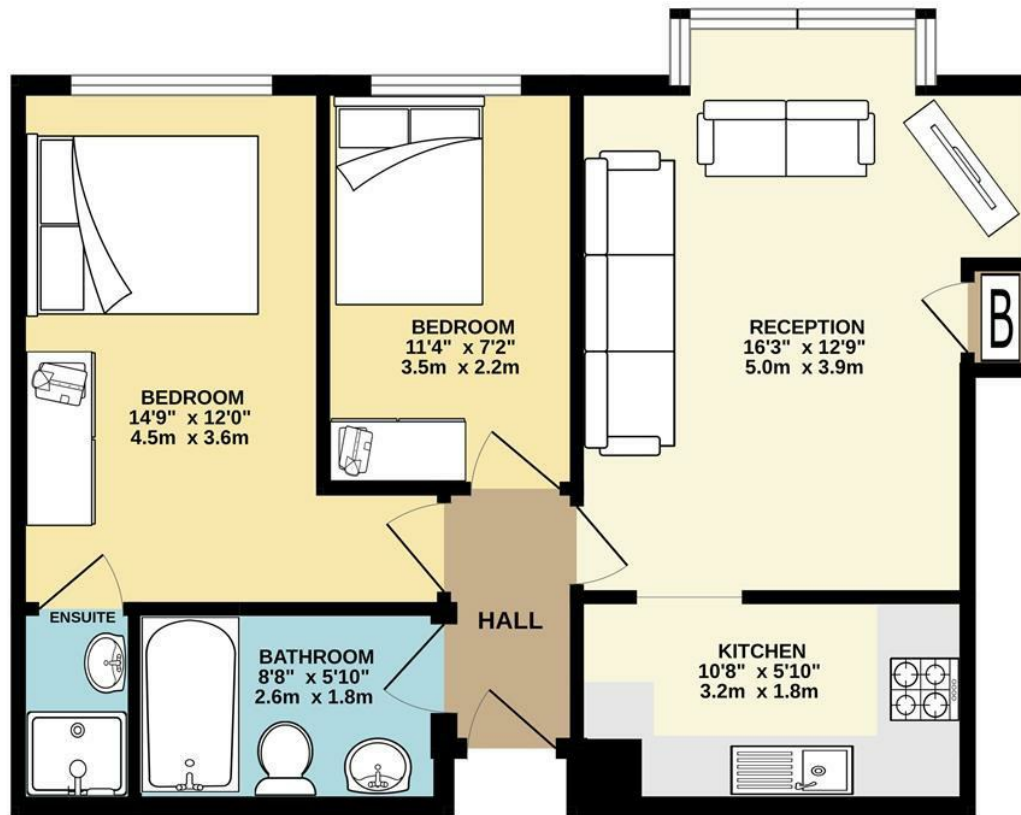


Church Path, not viewed from property



Nags Head Public House, Not viewed from Property

SECOND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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