



CHURCHILL
estates



Luton Road, Walthamstow

Guide Price £625,000

Tenure : Freehold

Floor Area : 1075.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £625,000-£650,000

Tucked away on a tree-lined street in the heart of Walthamstow, this charming end-of-terrace period home offers around 1,075 sq. ft. of bright, versatile living space.

Inside, you'll find a spacious open-plan reception room flowing into a semi-open-plan galley kitchen and dining area—perfect for everyday life and entertaining. The low-maintenance, north-east facing garden with side access for a car, provides a private outdoor escape, while upstairs, two generously sized bedrooms and a modern family bathroom complete the layout. The property also has the added benefit of a loft room.

Location is key: just half a mile from Blackhorse Road station for swift Victoria Line and Overground links. Families will love the great local schools and nearby green spaces like Lloyd Park and Walthamstow Wetlands. Everyday essentials are close by, plus the famous Blackhorse Beer Mile and Crate 17 at St James Street offer fantastic options for dining, drinks, and socialising.

Blending period charm with modern style and an unbeatable location, this is a home not to miss.





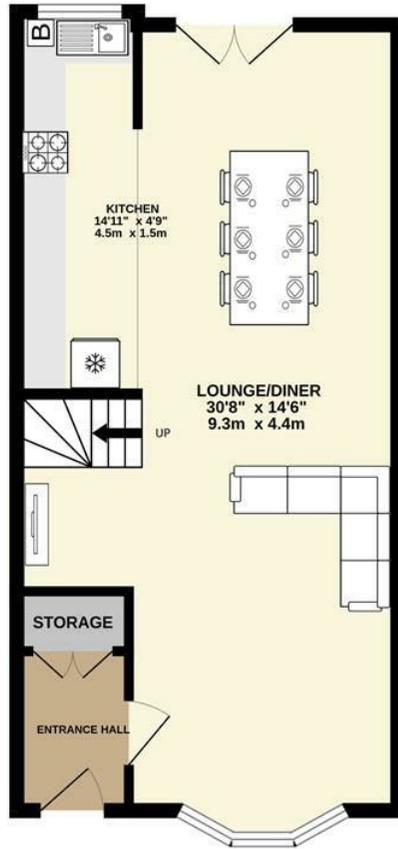


- Guide Price £625,000-£650,000
- End of Terrace
- Close to Blackhorse Road Station
- Low Maintenance Garden
- Two Bedrooms
- First Floor Bathroom
- Close to Lloyd Park & The Wetlands
- Additional Loft Room

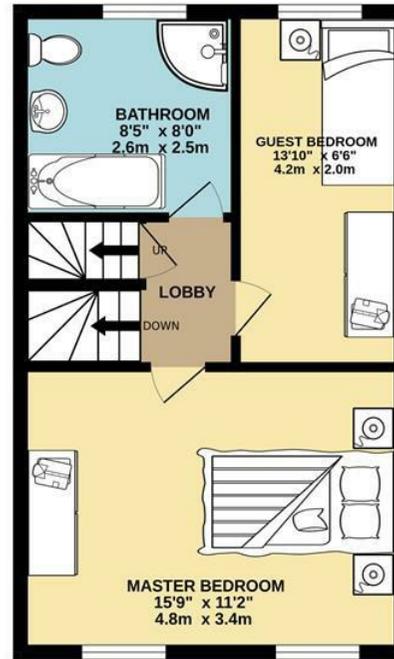




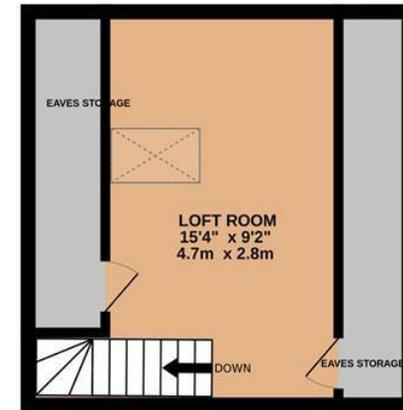
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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