



CHURCHILL
estates



Wetherden Street,
Walthamstow

Guide Price £425,000

Tenure : Leasehold

Floor Area : 617.00 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		77
(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 £425,000-£450,000

Positioned along a tree-lined street between the dynamic energy of St James Street and the creative pulse of Lea Bridge Road, this beautifully appointed two-bedroom ground floor apartment occupies a coveted spot within a classic ex-Warner building. Seamlessly blending architectural heritage with contemporary living, the home offers private access, an exclusive garden section, and is presented to the market chain-free.

As a custodian of this iconic piece of Walthamstow's history, you'll be inhabiting a residence that forms part of the celebrated Warner estate—originally commissioned by the borough's first mayor at the dawn of the 20th century. Spanning approximately 617 square feet, the apartment is gracefully proportioned, offering an intelligently zoned layout that balances sociable spaces with restful retreats and practical storage.

A timeless harmony of original character and modern refinement defines the interiors. The principal living room is bathed in natural light via large casement windows, its neutral palette and warm timber flooring enhancing the room's inviting feel. The separate kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, and plentiful workspace—ideal for both casual cooking and hosting.

The two double bedrooms are generously scaled. The primary bedroom comfortably accommodates a king-sized bed with additional furnishings, while the second bedroom lends itself perfectly to a guest suite, home office, or nursery. A contemporary three-piece bathroom completes the layout, fitted with stylish tiling, a full-sized bath, and quality fixtures.

Step outside to discover your own serene corner of the shared garden—exclusively demised and privately positioned—where mature planting creates a peaceful outdoor retreat rarely found in city living.

Beyond your doorstep, the neighbourhood continues to evolve. The nearby stretch of Lea Bridge Road has emerged as a destination for independent culture and hospitality, from the sustainable ethos of Cups & Jars to the artisanal flair of Pinch La Deli and the community spirit of Patchworks and Blondies brewery.

Transport links are excellent, with both Lea Bridge and St James Street stations around a 16-minute walk away, connecting you swiftly to Stratford, Tottenham Hale, and Liverpool Street. For those who seek nature and leisure, Walthamstow Marshes, Jubilee Park, and Hackney Marshes offer expansive green spaces, while local gems such as the revitalised Lee Valley Ice Centre, Lea Bridge Library, and the Lee Valley Riding Centre provide rich and varied amenities for all lifestyles.

TENURE: Leasehold

LEASE: 189 years from 01/06/1973

GROUND RENT: Peppercorn

SERVICE CHARGE: £0

COUNCIL TAX BAND: B

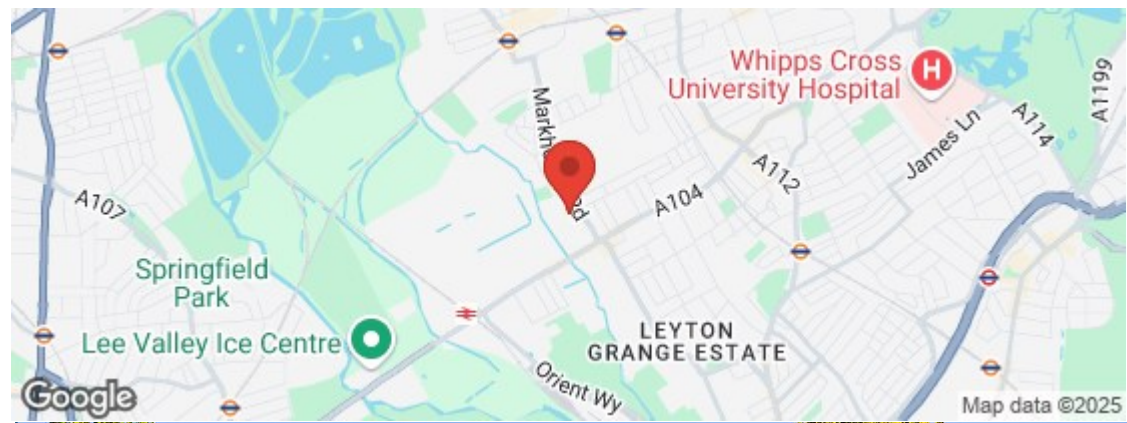
EPC RATINGD: D62

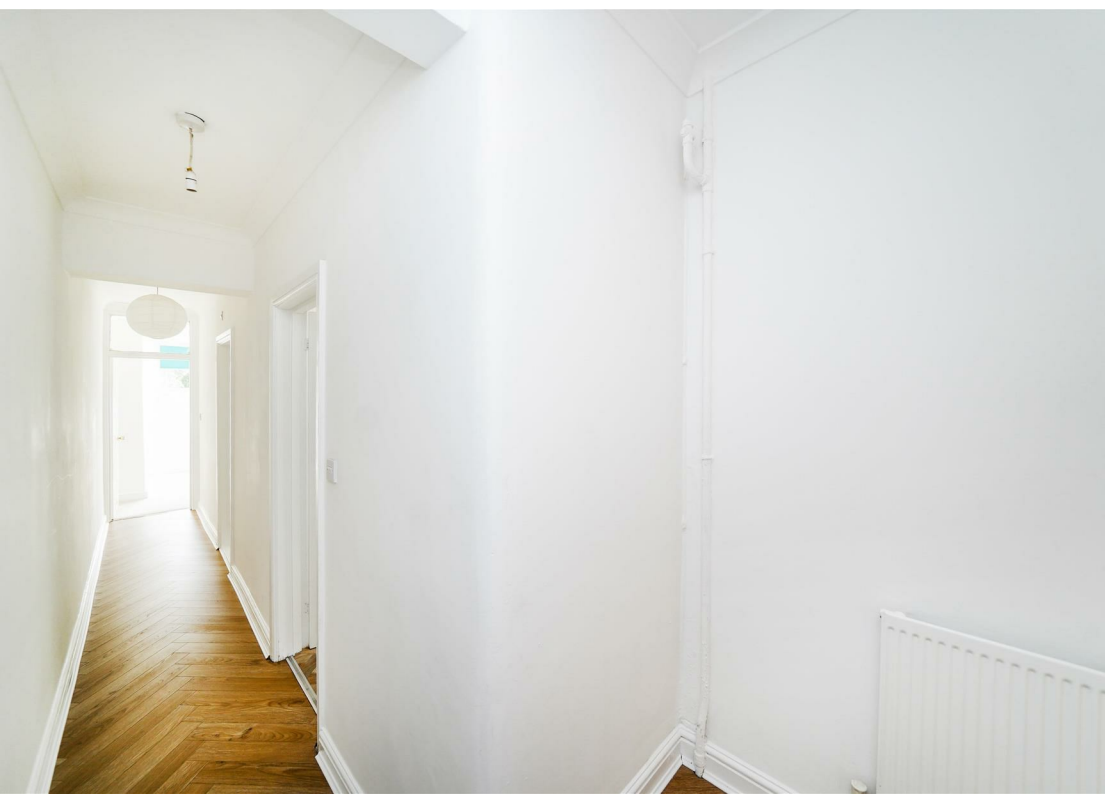




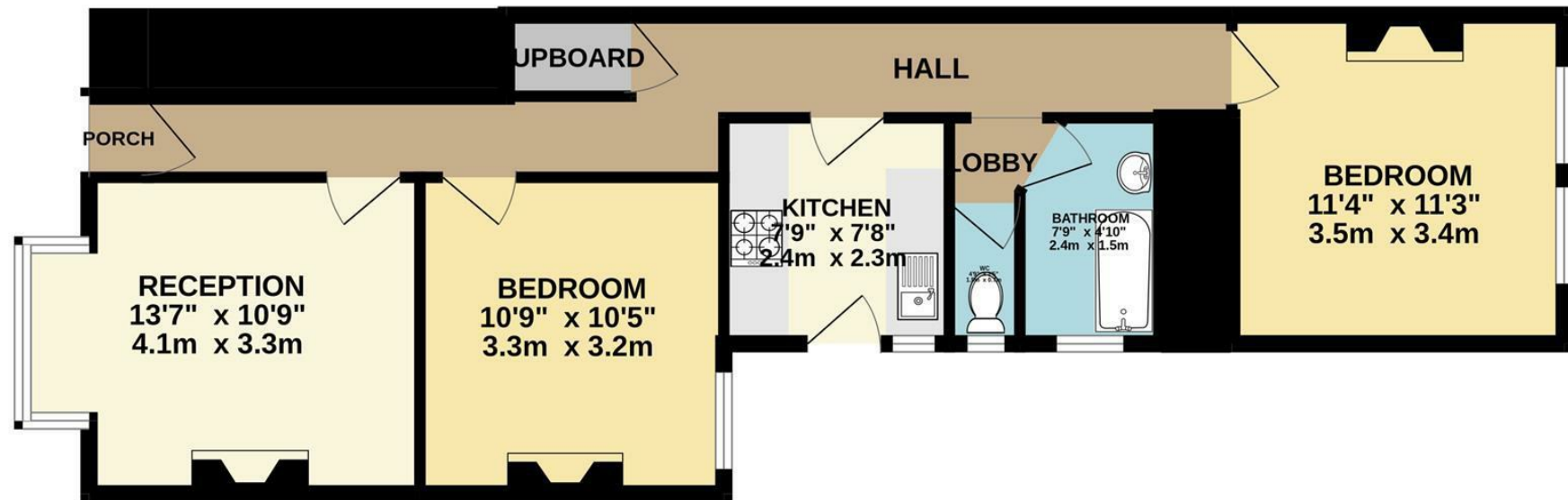


- Guide Price £425,000 - £450,000
- Spanning Approx. 617 sq. ft.
- Double Glazing
- Varied Amenities For Lifestyles
- Own Section of The Garden
- Chain-Free
- Original Features
- Gas Central Heating
- Lea Bridge and St James Street Stations Around A 16-Minute Walk Away
- Private Entrance





GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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.
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