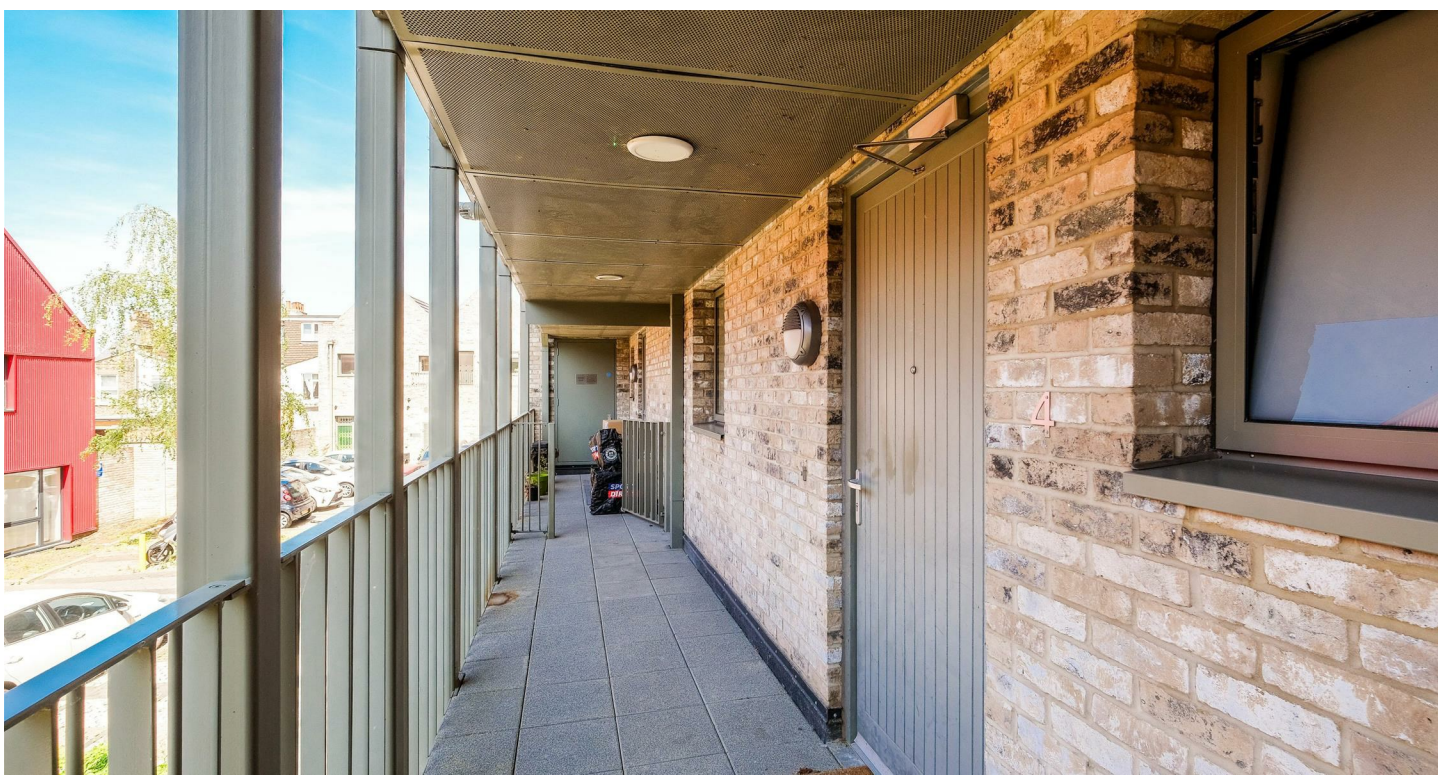




**CHURCHILL**  
estates





# Wells Apartments, Walthamstow

Asking Price   £350,000

Tenure : Leasehold

Floor Area : 556.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

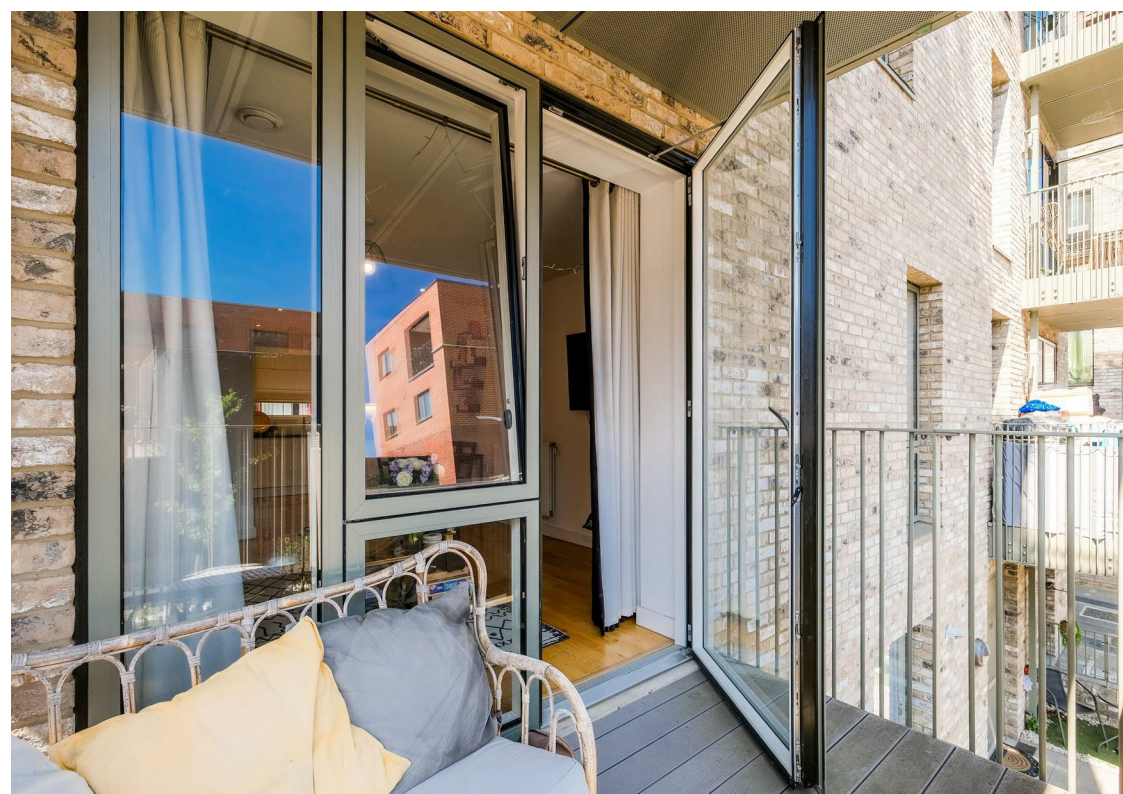
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	







Situated in the heart of Walthamstow, this beautifully presented one-bedroom first-floor flat combines style, comfort, and superb convenience. The property boasts a generous double bedroom, a bright and spacious open-plan kitchen/lounge, a sleek modern bathroom, and a private balcony – perfect for enjoying a peaceful moment outdoors.

Residents also enjoy access to landscaped communal gardens, offering a tranquil escape from the city. Just a short stroll from Blackhorse Road station (Victoria Line and Overground), the location provides seamless links to central London and beyond.

Wells Apartments is ideally placed to experience the very best of Walthamstow, with highlights including the bustling Blackhorse Lane taprooms, Walthamstow Market – the longest outdoor market in Europe – the scenic Wetlands nature reserve, and the historic charm of Walthamstow Village.

Offering an exceptional lifestyle in one of East London’s most vibrant and well-connected neighbourhoods, this property is a fantastic opportunity for first-time buyers, couples, or investors.

Full 100% ownership available – currently 40% vendor-owned, with remaining share available by agreement with the management agent.

TENURE: Leasehold  
LEASE: 117 Years Remaining  
GROUND RENT: £250 p/a  
SERVICE CHARGE: £1,872.84 p/a  
LOCAL AUTHORITY: Waltham Forest  
COUNCIL TAX BAND: B  
EPC RATING: B (82)











- One Spacious Double Bedroom
- Modern Bathroom
- Located in the Heart of Walthamstow
- Close to Walthamstow Market, Walthamstow Village & Wetlands Nature Reserve
- Ideal for First-Time Buyers, Couples, or Investors
- Bright and Well-Appointed Kitchen/Lounge
- Private Balcony with Pleasant Views
- Walking Distance to Blackhorse Road Station (Victoria Line & Overground)
- Surrounded by Vibrant Local Amenities Including Independent Breweries and Taprooms

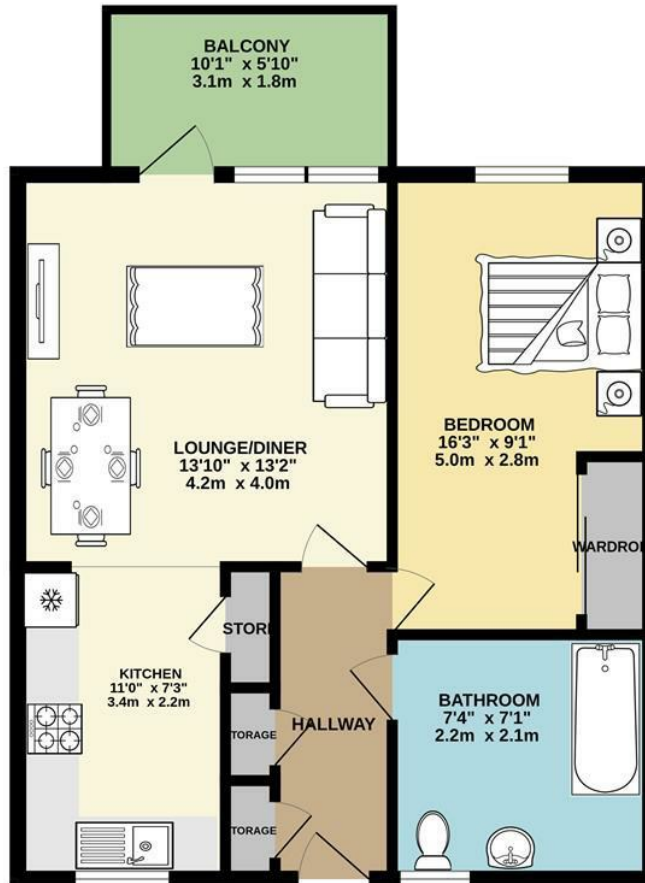








FIRST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.6 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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To view call **0208 503 6060**

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