



CHURCHILL
estates



Chamberlain Place, Walthamstow

Offers In Excess Of
£300,000

Tenure : Leasehold

Floor Area : 434.00 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		77
(69-80) C	68	
(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	



Welcome to Your New Happy Place!

This bright and spacious top-floor one-bedroom flat is bursting with charm and ready for you to move in.

Located on the second (and top) floor, it features a generous lounge/diner perfect for relaxing or entertaining, a sleek fitted kitchen, a stylish modern bathroom, and a roomy bedroom you'll love waking up in. Wooden shutters throughout add character and privacy, while upgraded electrics and a new immersion heater provide extra peace of mind.

Additional highlights include double-glazed windows, cosy electric radiators, your very own private loft space with pull-down ladder, an entry phone system, residents' parking, access to well-kept communal gardens, and a long lease—making this the ideal first home for anyone starting their homeownership journey.

Tucked away at the end of a quiet road, the flat offers a true sense of calm and privacy while still keeping you well connected. Blackhorse Road Station is just a 14-minute walk away, offering fast access to the Victoria Line (around 20 minutes to Oxford Circus). Heading the other way? One stop takes you to Walthamstow Central, where you'll find Forest Cinemas, buzzing bars along Hoe Street, foodie hotspots, and Overground trains to Liverpool Street. Plus, you can easily walk to central Walthamstow from the flat.



Love craft beer and local character? You're within walking distance of the Blackhorse Beer Mile, home to popular taprooms like Signature Brew and Exale. And if you're into climbing or fitness, Yonder—an indoor climbing centre and creative community hub—is just around the corner.

Nature lovers will appreciate the nearby Walthamstow Wetlands and surrounding green spaces—ideal for weekend strolls, cycling adventures, or simply unwinding in the open air.

It's the perfect blend of tranquillity and convenience—peaceful when you want it, connected when you need it!





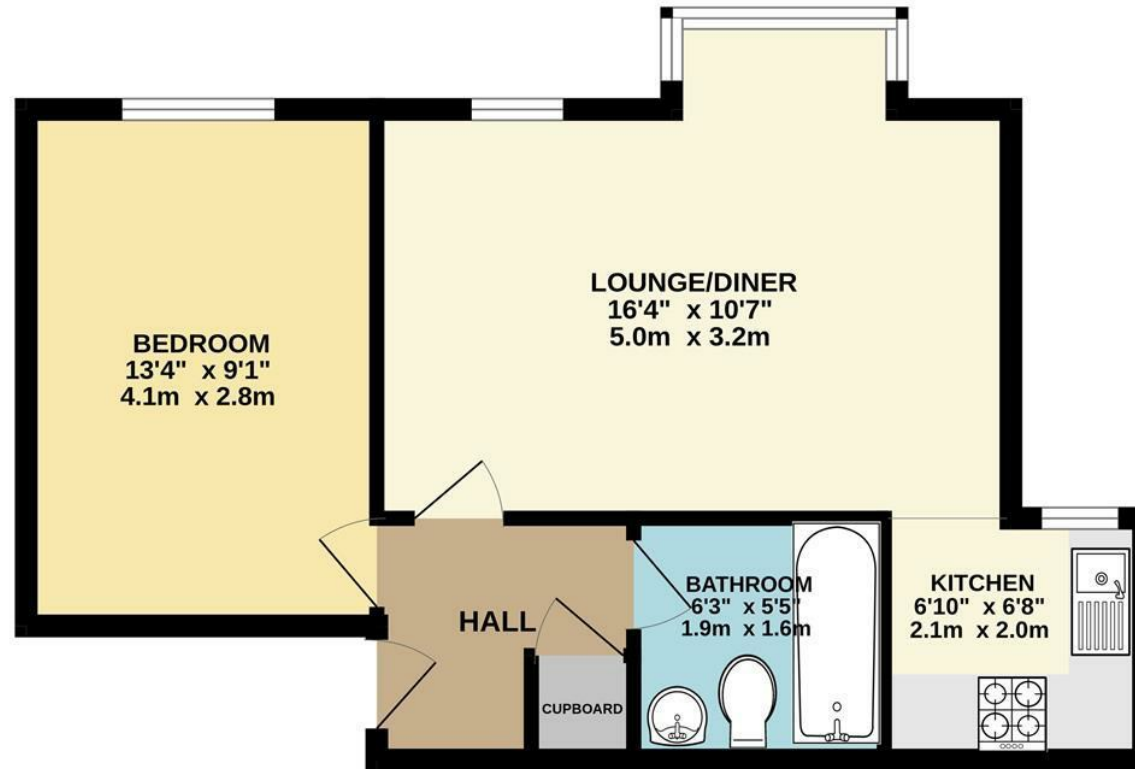


- Bright & Spacious Top-Floor One-Bedroom Flat
- Sleek Fitted Kitchen & Modern Bathroom
- Private Loft Space with Pull-Down Ladder
- Entry Phone System & Residents' Parking
- Approx. 14-minute Walk to Blackhorse Road Station (Victoria Line)
- Generous Lounge/Diner
- Large, Comfortable Double Bedroom
- Double-Glazed Windows & Thermostatically Controlled Electric Radiators
- Quiet Location
- One Stop to Walthamstow Central - Hoe Street Bars, Eateries & Overground to Liverpool Street





TOP FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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To view call **0208 503 6060**

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