



**CHURCHILL**  
estates





Wellesley Road,  
Walthamstow

Offers In Excess Of  
£500,000

Tenure : Leasehold

Floor Area : 609.00 sq ft

Local Authority : LBWF


Council Tax Band : B

Bedrooms : 2

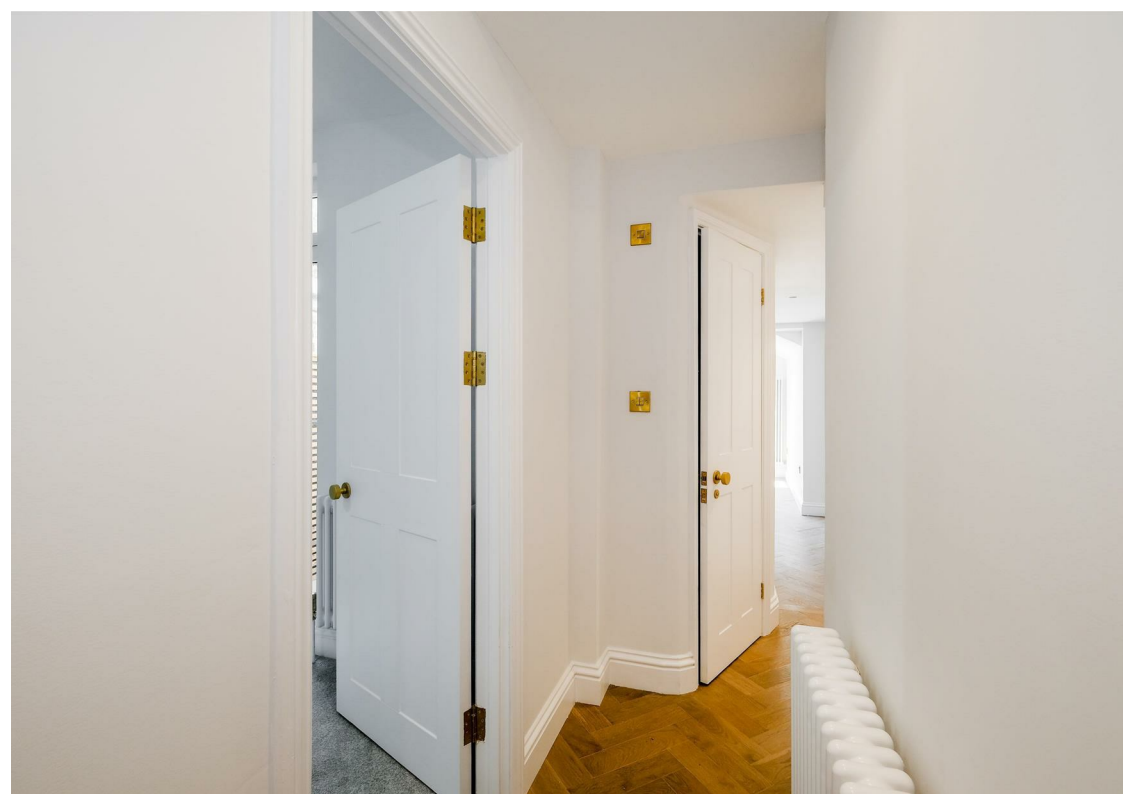
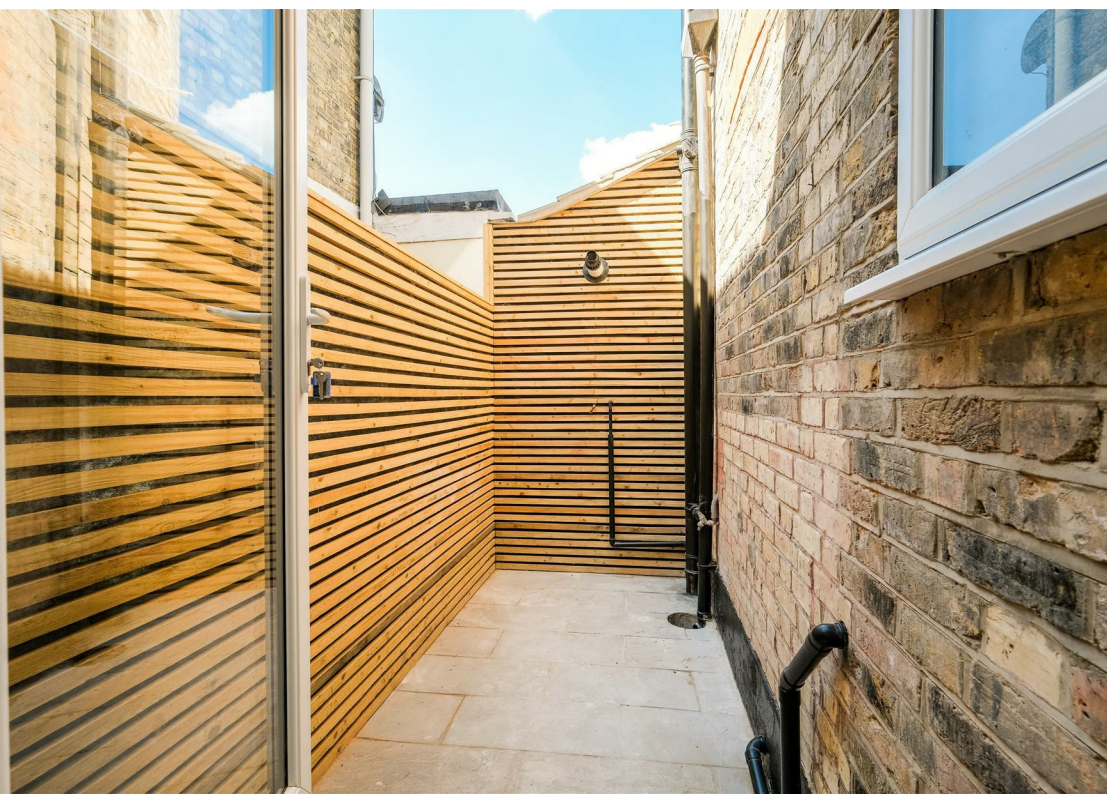
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Located on the sought-after Wellesley Road in the heart of Walthamstow, this beautifully refurbished and skilfully extended two-bedroom ground floor conversion offers a rare blend of period charm and contemporary design. This exceptional home is presented in immaculate condition and offers a truly turn-key opportunity for discerning buyers — whether first-time purchasers, downsizers, or investors seeking a high-specification residence in one of East London's most dynamic neighbourhoods.

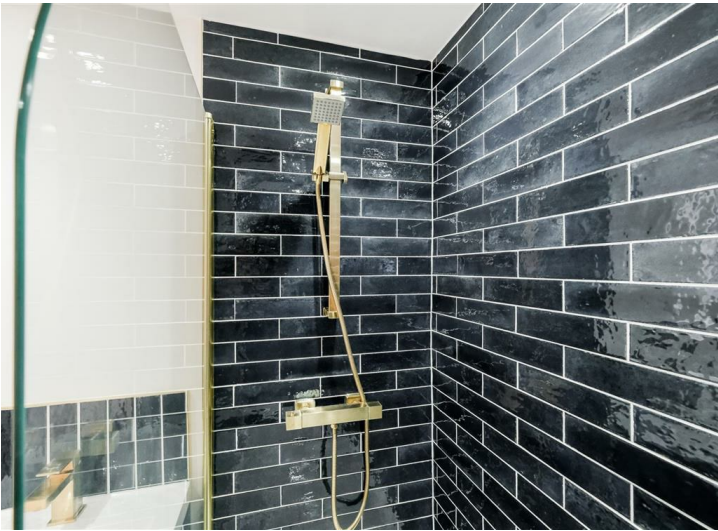
Upon entering the property, you are welcomed by a bright and spacious principal bedroom, distinguished by its elegant bay window, which bathes the room in natural light. This generous space is ideal as a serene main bedroom or a stylish guest suite. Further along the hallway, the second bedroom enjoys direct access to the garden, offering a tranquil indoor-outdoor flow rarely found in properties of this type.

To the rear of the home lies a stunning vaulted reception room and kitchen, the focal point of the property. This open-plan space is flooded with light thanks to full-width bi-fold doors that open directly onto a private rear garden — an idyllic setting for both relaxed living and sophisticated entertaining. The kitchen is fitted with sleek cabinetry, integrated appliances, and considered finishes, delivering both function and style in equal measure. The bathroom continues the high standard of finish, featuring contemporary fixtures, tasteful tiling, and a refined aesthetic that complements the rest of the home.

Additional highlights include new flooring throughout, upgraded electrics and plumbing, and thoughtful layout optimisation. The home retains elements of its original character while embracing a modern and elegant design ethos throughout. Ownership benefits include a long head lease, no ground rent, and a share of the freehold — offering peace of mind and future-proofing against lease-related costs.

Perfectly situated within easy reach of Walthamstow Village and just 0.5 miles from both Walthamstow Central and Queens Road stations, the property is ideally located for effortless commuting and access to a wealth of local amenities. The vibrant community offers a unique mix of independent cafés, boutique shops, parks, and cultural attractions, making this one of East London's most desirable addresses.

TENURE: Leasehold (Share of Freehold)  
HEAD LEASE: 999 years from 9/9/1974  
GROUND RENT: Nil  
SERVICE CHARGE: Nil  
EPC RATING: TBC  
COUNCIL TAX BAND: B  
LOCAL AUTHORITY: Waltham Forest











- EXTENDED & REFURBISHED
- Two Bedrooms
- Bi-Fold doors onto Private Garden
- Gas Central Heating
- 0.5 Miles to Walthamstow Central (Victoria Line & Overground)
- Chain-Free and Ready to Move In
- Vaulted Living/Kitchen Area
- Long Lease & Share of Freehold
- Double Glazing
- Garden Flat









GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 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.  
Made with Metropix ©2025.

Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

To view call **0208 503 6060**

**CHURCHILL**  
estates