



**CHURCHILL**  
estates





Aveling Park Road,  
Walthamstow

Offers In Excess Of  
£700,000

Tenure : Freehold

Floor Area : 873.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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







Positioned on the highly regarded 'Parkside' of Aveling Park Road, this elegant Victorian terraced residence offers a rare opportunity to acquire a home that seamlessly blends period charm with well-appointed living. Situated less than a mile from Walthamstow Central Station, the property enjoys superb connectivity to Central London, making it particularly appealing to professionals and families seeking both convenience and character.

The home retains a wealth of original architectural features—each contributing to the refined, timeless aesthetic that defines the interior. The accommodation is both generous and versatile, comprising three well-proportioned bedrooms, a bright and spacious reception room, and a sizeable kitchen/dining area that lends itself perfectly to modern family living and entertaining.

To the rear, the property boasts an expansive 30-foot private, west-facing garden—an increasingly rare and highly desirable feature in London homes—providing a tranquil outdoor retreat ideal for al fresco dining, gardening, or simply relaxing in the warmer months.

The surrounding area is exceptionally well-served by local amenities. A variety of independent shops, cafés, and supermarkets are within easy reach, while the popular Dog & Duck pub provides a charming setting for socialising close to home. Lloyd Park—one of Walthamstow's most beloved green spaces—is just a short stroll away, offering landscaped gardens, sports facilities, a café, and frequent community events, making it a vibrant hub for residents of all ages.

For families, the location is equally attractive, with several highly regarded schools nearby. These include Hillyfield Primary Academy, Chapel End Infant and Junior Schools, and Walthamstow Academy, all of which are within walking distance, adding to the home's long-term appeal.

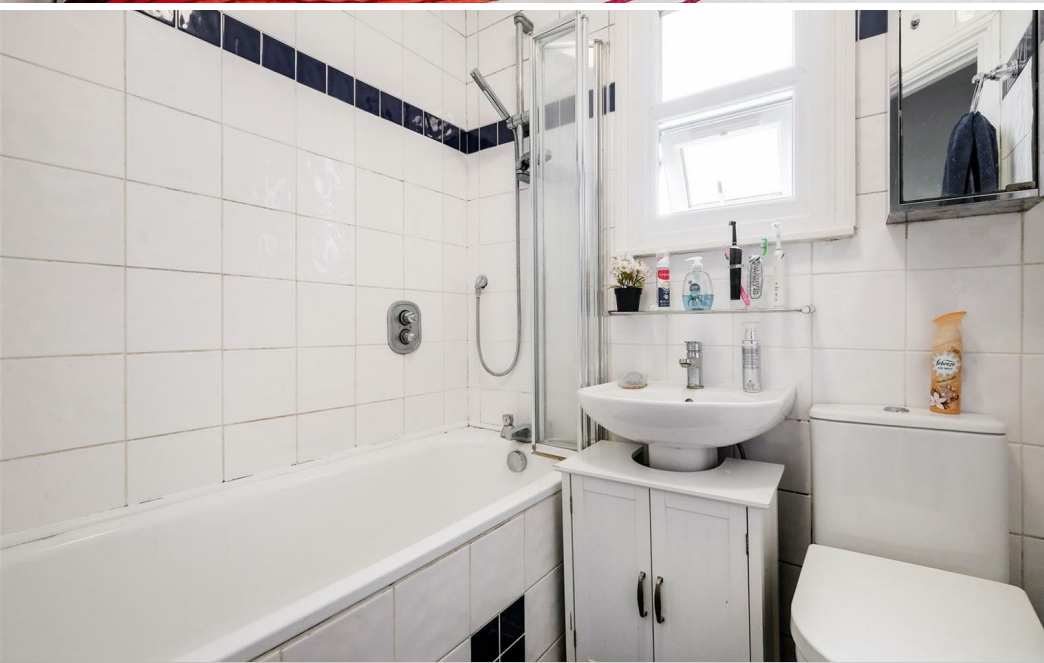
With its desirable location, generous proportions, and scope for enhancement, 65 Aveling Park Road represents a compelling proposition in one of Walthamstow's most sought-after neighbourhoods. Whether you are looking for a charming family home or a rewarding investment opportunity, this property offers enduring appeal in a vibrant and well-connected part of East London.



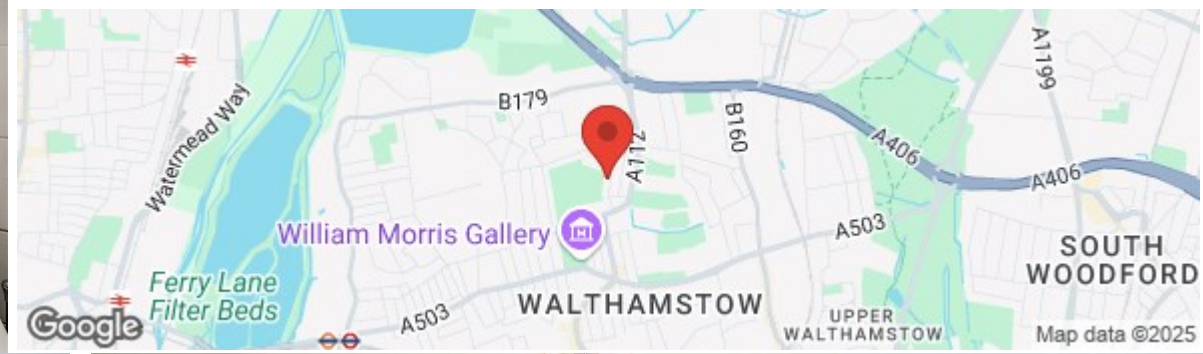








- Three Well - Proportioned Bedrooms
- Walthamstow Central (Victoria Line & Overground) Provides Fast Access to Central London
- Thriving Local Community
- Close Proximity to Schools, Including The Winns Primary School & Walthamstow Academy
- Approximately 10–15 Minutes to Wood Street Overground Station
- Period Architecture
- Double Glazing
- Freehold Tenure
- West Facing Garden
- Waltham Forest Leisure Centre Nearby

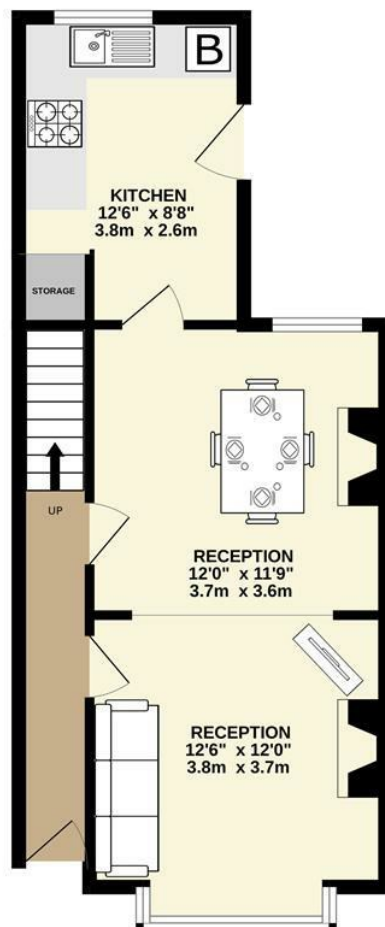




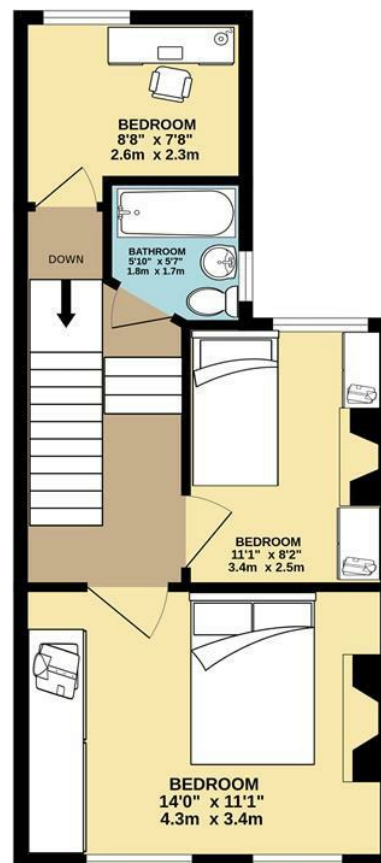




GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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