



CHURCHILL
estates



Latchingdon Court, Walthamstow

Asking Price £395,000

Tenure : Leasehold

Floor Area : 770.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

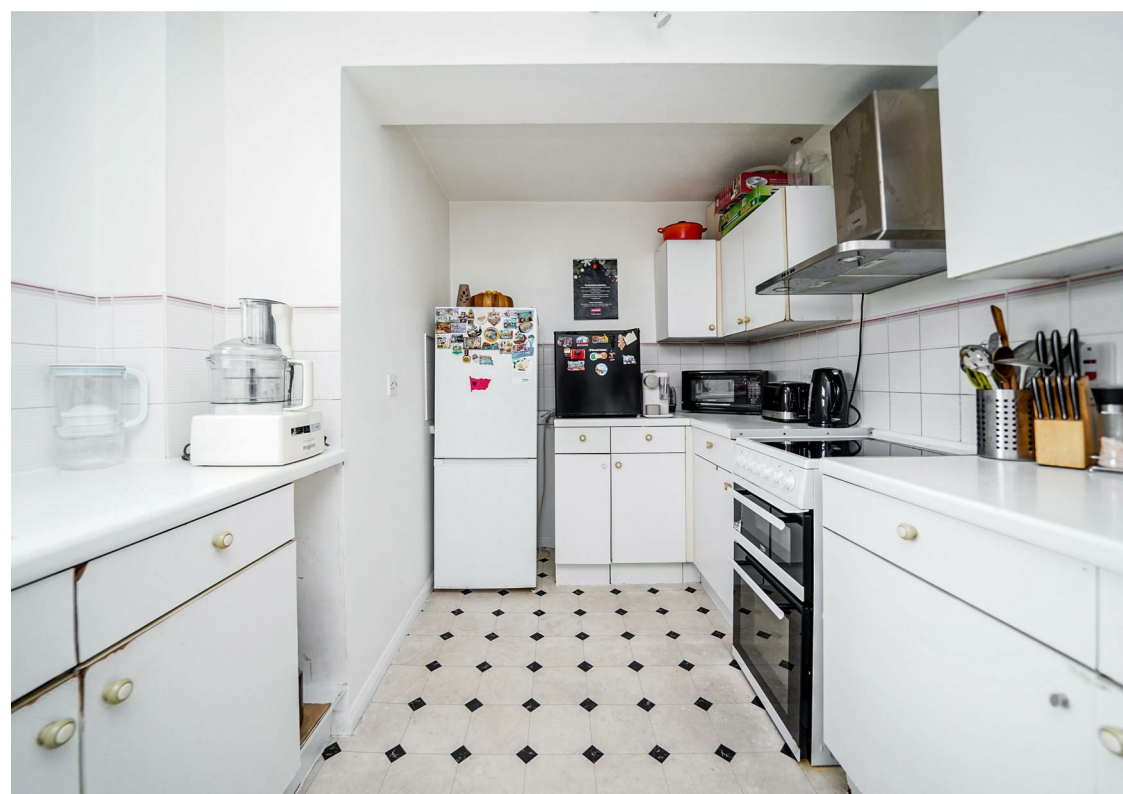
Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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



Nestled in the vibrant area of London, this charming two double bedroom flat is located in Forest Road presents an excellent opportunity for both first-time buyers and investors alike. Offered on a chain-free basis, this property boasts a spacious reception room that provides a welcoming atmosphere for both relaxation and entertaining.

The flat features two well-proportioned double bedrooms, ensuring ample space for comfortable living. With two bathrooms, convenience is at your fingertips, making it ideal for families or those who enjoy hosting guests. The property also benefits from allocated parking, a valuable asset in this bustling city.

Location is key, and this flat does not disappoint. Situated directly opposite Blackhorse Road Victoria line station, commuting into central London is both quick and effortless. Additionally, the nearby Walthamstow Wetlands offers a serene escape from the urban hustle, perfect for leisurely walks or enjoying nature.

With a long lease in place, this property is a sound investment for the future. Whether you are looking to make it your home or seeking a rental opportunity, this flat combines comfort, convenience, and a prime location. Do not miss the chance to view this delightful property and envision the lifestyle it can offer.

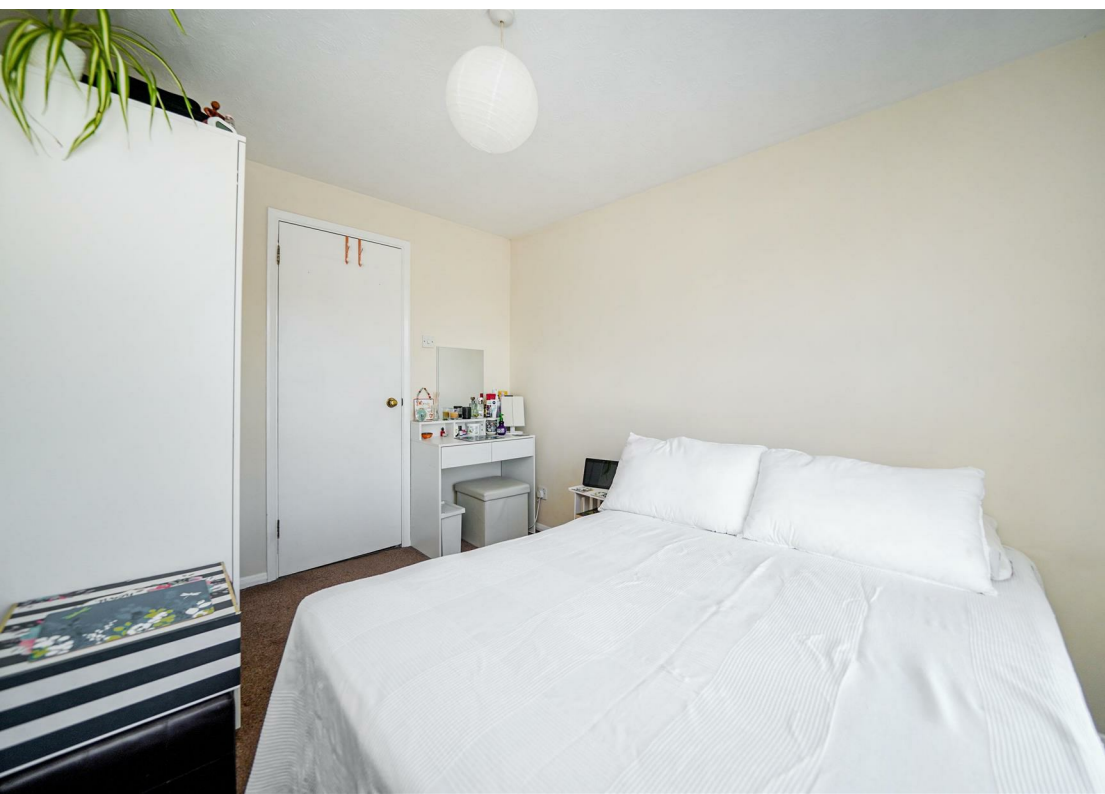




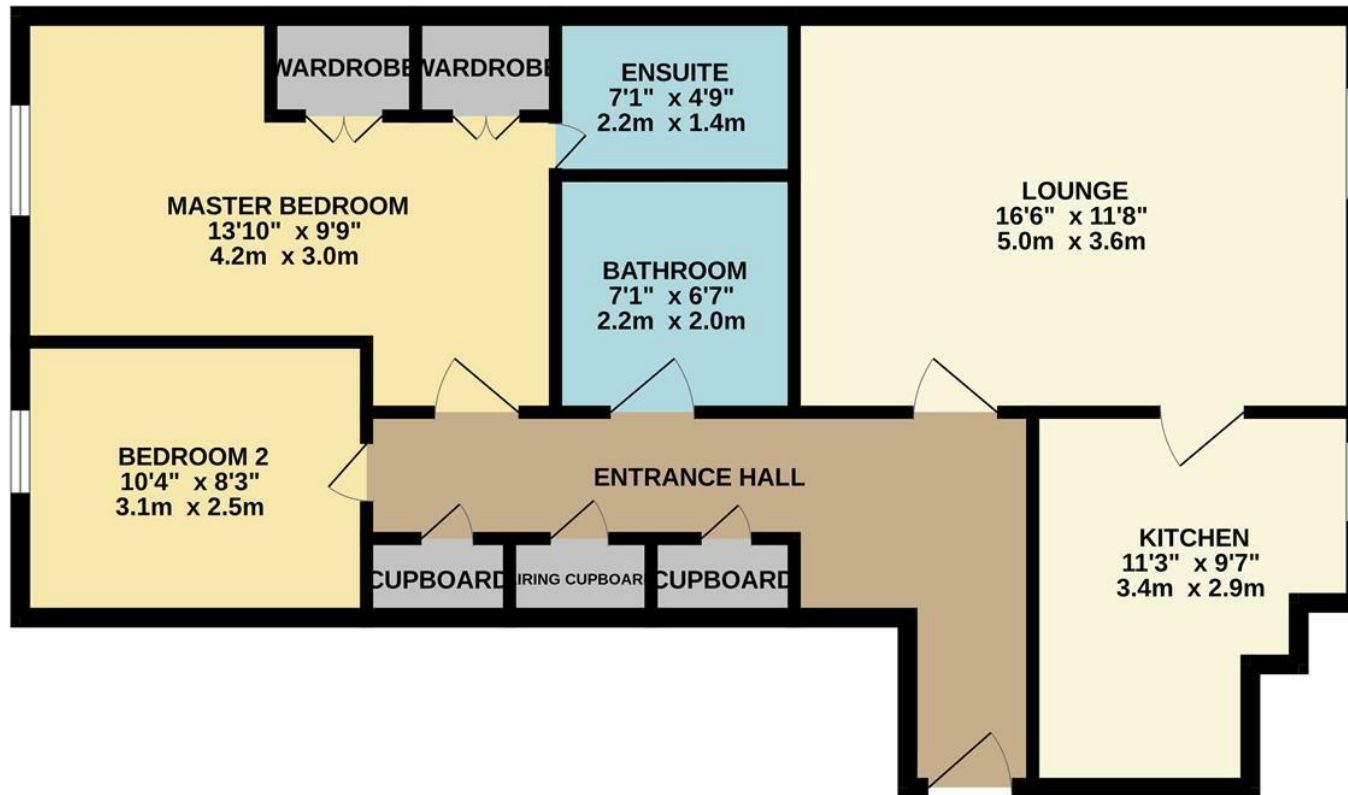


- Chain free
- Opposite Blackhorse Road Victoria Line
- Long Lease
- Two double bedrooms
- Wetlands Location
- Allocated Parking Space





GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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