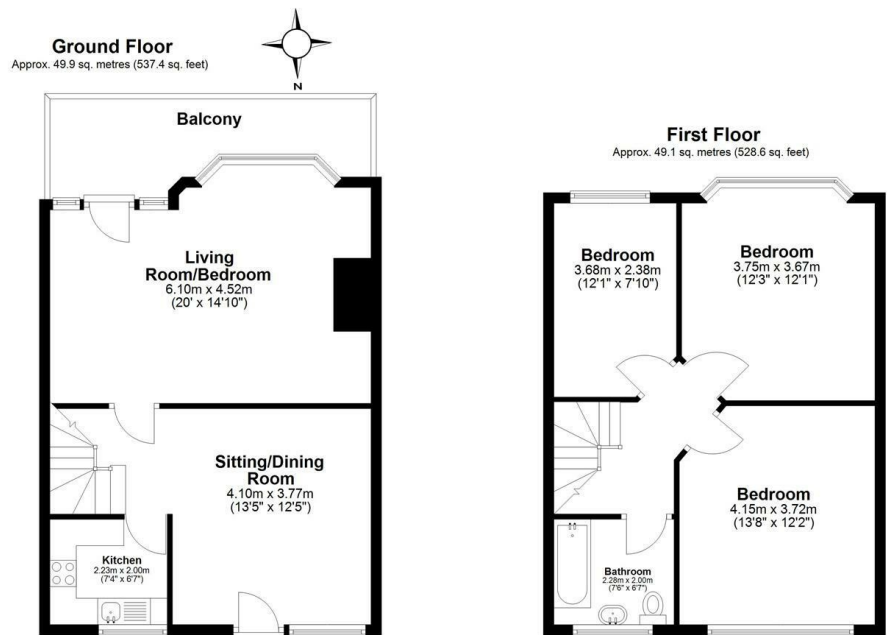




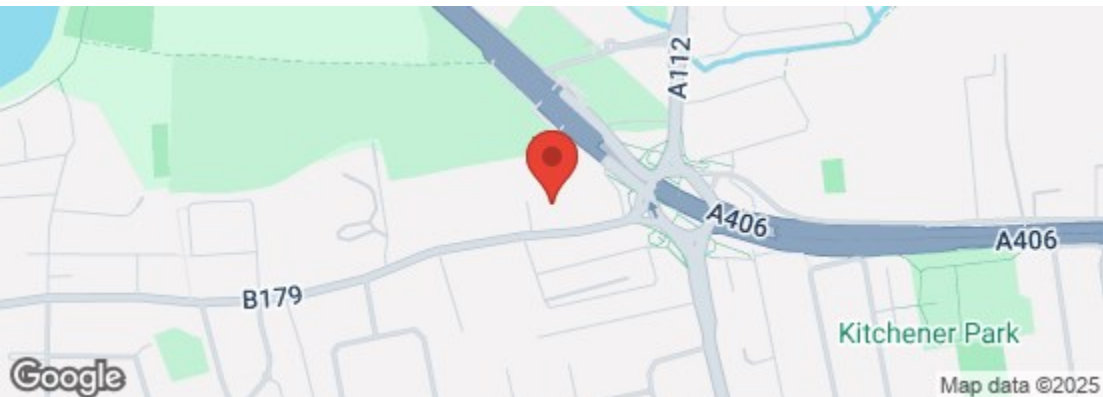
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Billet Road , Hoe Street

Council: Waltham Forest | Council Tax Band: B | Floor Area: 1066.10 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Billet Road, Walthamstow, E17 5DN
Offers In Excess Of £450,000 Leasehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Situated in the heart of Walthamstow, this generously proportioned three-bedroom flat on Billet Road strikes an ideal balance of space, location, and lifestyle. Set within an area undergoing significant regeneration, the property offers an excellent opportunity for families, first-time buyers, or investors seeking value in one of East London's most vibrant and well-connected neighbourhoods. A further benefit is that the property is offered CHAIN FREE, ensuring a smoother and more efficient transaction process.

The flat boasts excellent transport connectivity, with both Walthamstow Central and Blackhorse Road stations located nearby. These provide swift access to Central London via the Victoria Line and London Overground, making commuting and travel across the capital convenient and hassle-free. Whether heading into the City for work or exploring East London's renowned creative and cultural districts, residents are perfectly positioned.

Walthamstow itself is celebrated for its cultural vitality and diverse community. The area is home to Europe's longest street market, the iconic William Morris Gallery, and a growing selection of independent breweries, art studios, and performance spaces. It continues to evolve into one of London's most desirable hubs for those who value creativity, community, and urban energy.

Families will benefit from the property's proximity to excellent schools, including Walthamstow Academy just moments away on Billet Road. The wider area offers a variety of highly regarded primary and secondary schools, making it an attractive choice for those with children. In addition, the property is located near several green spaces such as Lloyd Park, Epping Forest, and Walthamstow Wetlands—ideal for outdoor recreation, exercise, and relaxation.

Internally, the property features gas-fired central heating, double glazing, wooden flooring, and generous ceiling heights, contributing to a bright, comfortable, and energy-efficient living environment. These features, combined with the property's location, represent exceptional value in the current market. With sustained demand and continued investment in the E17 area, the property also offers strong long-term potential—both as a residence and as an investment.

In summary, this Billet Road flat presents a rare opportunity to join a thriving and characterful community in one of East London's most exciting districts. With excellent transport links, cultural vibrancy, green open spaces, and educational options all within easy reach, this property is a smart and appealing choice for contemporary urban living.

