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Wolsey Avenue, Walthamstow

Price £895,000

Tenure : Freehold

Floor Area : 1097.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

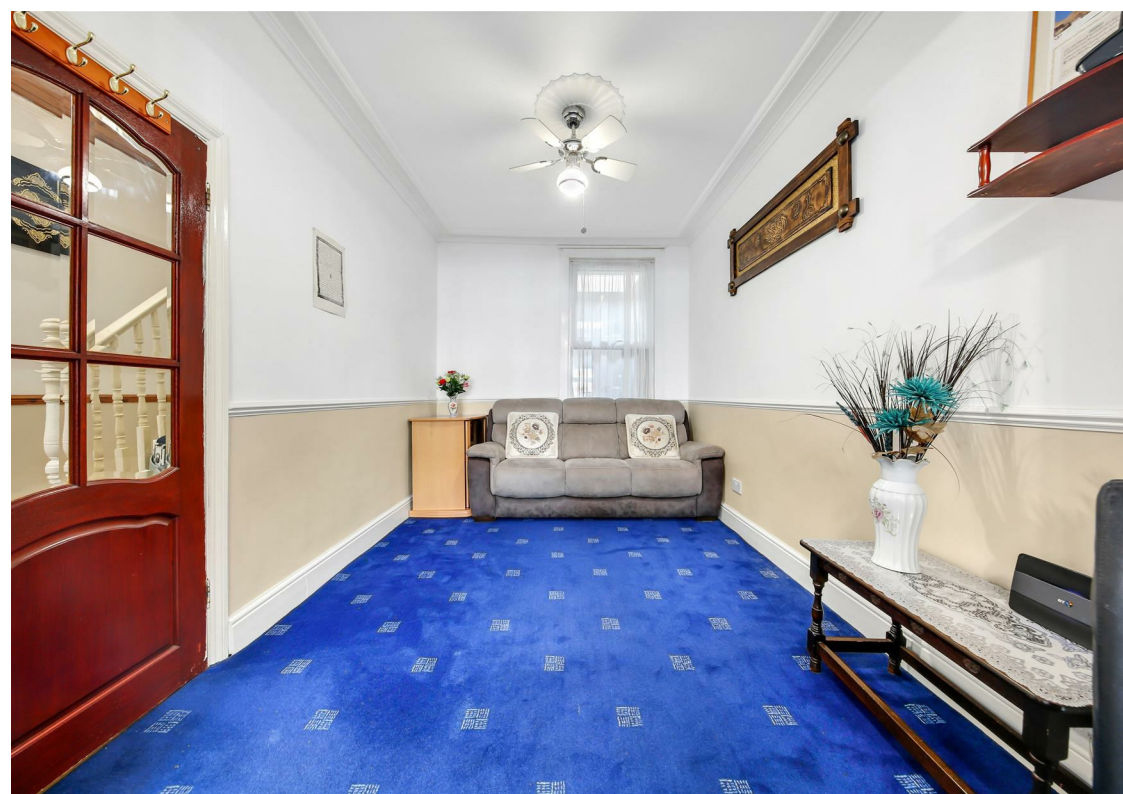
Bedrooms : 3

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 	



This three-bedroom terraced house offers an expansive living space in a prime location within one of North East London's most desirable neighborhoods.

The ground floor features a bright and expansive double living room with two entrances, providing a versatile space for relaxing, entertaining, or working from home. Upstairs are three generously sized double-bedrooms alongside a family bathroom, while a second refurbished bathroom with a walk-in shower is located on the rear of the ground floor.

To the rear, the garden has been newly tiled and fenced, creating a smart, low-maintenance outdoor space. The property also benefits from full double glazing, upgraded only a few years ago, enhancing comfort and efficiency.

Wolsey Avenue is ideally located to enjoy Walthamstow's many attractions including the famous William Morris Gallery and the green expanse of Lloyd Park which are just moments away, while the iconic Walthamstow Town Hall is also close by. Families and professionals will appreciate the wide choice of schools, colleges, GP services, and everyday amenities.

Residents are also near the vibrant Walthamstow Market — Europe's longest outdoor street market — as well as a wide range of cafés, restaurants, and independent shops.

Excellent transport links include Walthamstow Central and Blackhorse Road stations, offering Victoria Line, Overground, and fast connections across London, with good road links, adding further convenience.





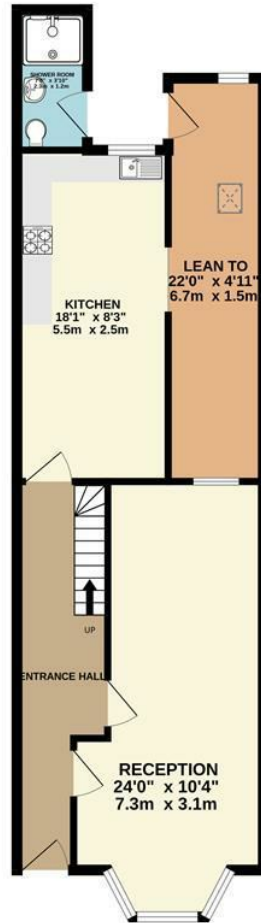


- Three generous bedrooms
- Walthamstow Locations
- Mid terrace
- Close to Victoria Line

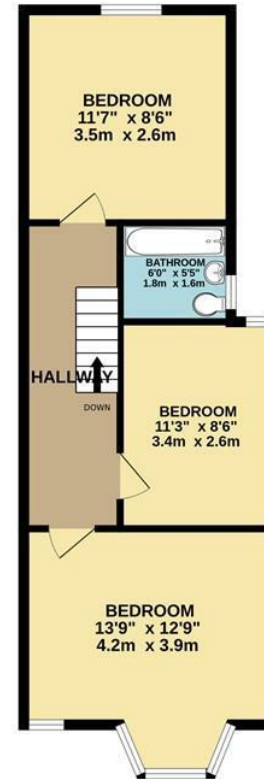




GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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