



# Church Lane, Walthamstow, London, E17

£2,600 PCM  
Unfurnished

TO LET

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- Part of a fully restored Grade 2 Tudor House
- 2 Double bedrooms
- Gas central heating
- Located In the heart of Walthamstow Village
- 5 minutes walk from Victoria Line and 2 Overground lines
- Deposit: £3,000
- EPC Rating: E (51)
- Council tax band: C
- Shared rear garden: Approx 25ft
- Internal: 952 sq ft (88.4 sq m)

“Unique property” and “Village location” are phrases too often used by estate agents. But if ever there was a home deserving of such a description then this is it. Walthamstow’s Ancient House is reputedly London’s oldest dwelling. It is older than William Shakespeare - in fact it was originally built in the reign of Henry VI, a time when the entire population of the City of London would have fitted into present day Walthamstow with room to spare. The house occupies a truly village location, looking out across York stone flags, through a rose bed to the 11th century church of St Mary’s.

The property forms part of a Grade II\* half-timbered building, and is located just round the corner from one of East London’s most fashionable streets, Orford Road - home to a myriad of independent shops, eateries and bars. Walthamstow’s excellent transport links are also close to hand, with both Central and Queens Road stations within a few minutes’ walk.

On the ground floor you’ll find the reception room, kitchen and bathroom. As with all the rooms, there are exposed timber joists throughout, reminding you of the age and provenance of this exceptional building. On the first floor there are two double bedrooms, one having an en suite WC. To the rear there is a delightful shared courtyard – the perfect spot to relax on a warm summer’s evening.

Shall we take a look?

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## DIMENSIONS

### Reception Room

15'0 x 13'7 (4.57m x 4.14m)

### Kitchen

15'5 x 8'3 (4.70m x 2.51m)

### Ground Floor Bathroom

6'0 x 6'0 (1.83m x 1.83m)

### Bedroom One

17'7 x 15'8 (5.36m x 4.78m)

### WC

### Bedroom Two

15'8 x 14'11 (4.78m x 4.55m)

### Rear Garden (Shared)

approx 25' (approx 7.62m)

On street residents permit parking

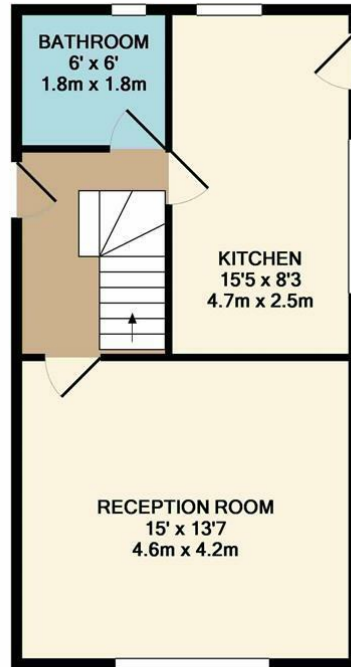
### Additional Information:

Local Authority: London Borough Of Waltham Forest

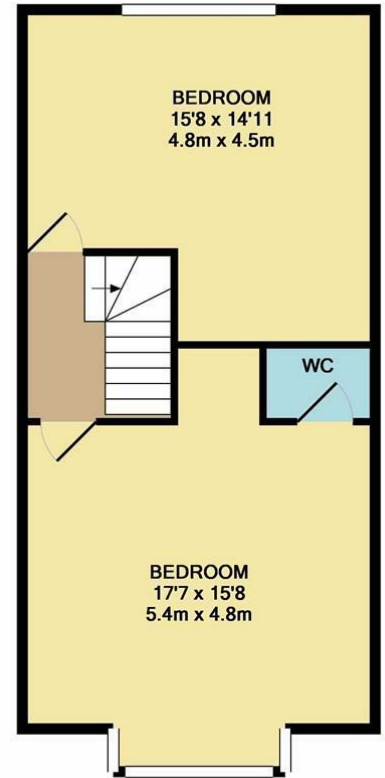
### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(47.9 SQ.M.)

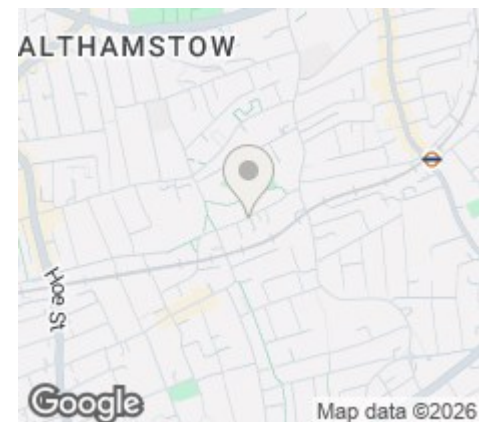
TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		51	71
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## LOCATION



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