



**CHURCHILL**  
estates

# Delamere Court, Walthamstow

Offers In Excess Of  
£280,000

Tenure : Leasehold

Floor Area : 432.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B


Bedrooms : 1

Receptions : 1

Bathrooms : 1



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



This beautifully presented first floor apartment is an ideal first home for anyone looking to enjoy the buzz of Walthamstow while keeping things stylish and low-maintenance. Set within a modern development and offered with a long lease, the property features a bright open-plan kitchen and living space, with a Juliette balcony that lets the light flood in — perfect for relaxed mornings or cosy evenings in. A well-proportioned bedroom with fitted wardrobes and a sleek, contemporary bathroom complete the calm, comfortable interior.

There's more to love outside your front door too. Residents enjoy access to a fully equipped gym, a daytime concierge for added ease, and the rare bonus of an allocated parking space.

Location-wise, you're just a few minutes' stroll from Wood Street station, where trains whisk you to Liverpool Street in around 15 minutes. Closer to home, Wood Street is full of personality, with its eclectic mix of independent shops, cafés, the charming indoor Victorian market, and a local organic grocer. The Duke pub is a neighbourhood favourite, known for its live music and laid-back atmosphere.

And when you're in the mood for even more, Walthamstow Central is just one stop away, offering fast Victoria Line connections, late-night Tube service on weekends, high street shopping at the Mall, and one of Europe's longest street markets — not to mention the Sunday farmers' market, brimming with fresh seasonal produce.

This is more than just a flat — it's your key to one of East London's most vibrant and connected communities.

- TENURE: Leasehold
- LEASE: 136 Years Remaining
- GROUND RENT: £180 p/a
- SERVICE CHARGE: £1,671.72 p/a
- LOCAL AUTHORITY: Waltham Forest
- COUNCIL TAX BAND: B
- EPC RATING: B





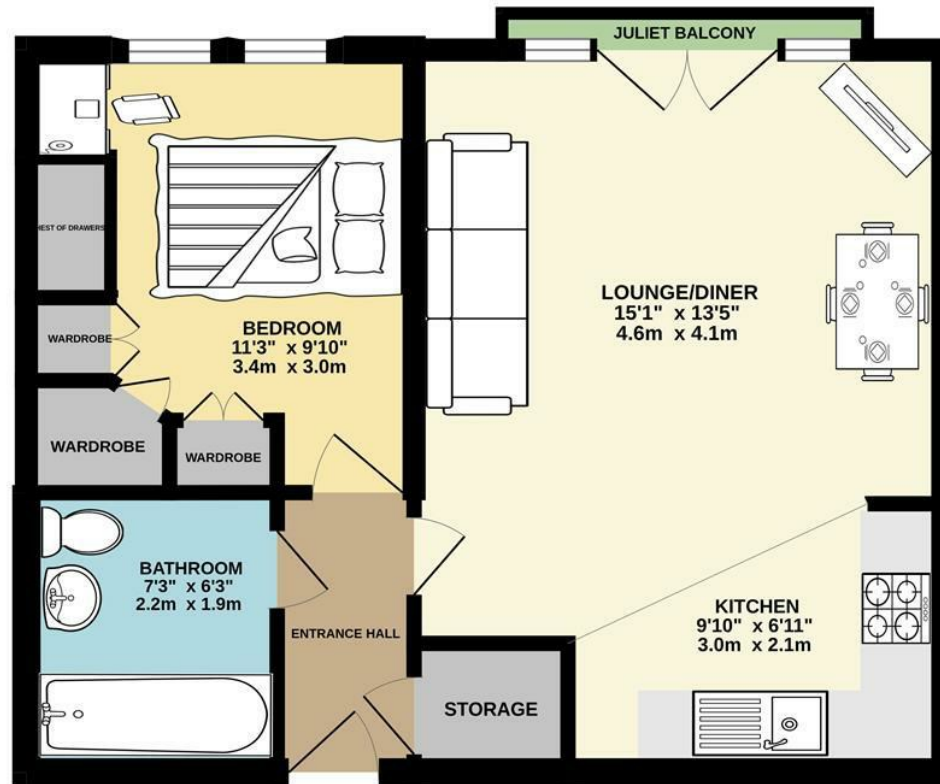


- Bright & Modern One-Bedroom Apartment
- Open-Plan Kitchen & Living Area
- Long Lease
- Residents' Gym, Allocated Parking Space, Bike Storage & Daytime Concierge
- One Stop to Walthamstow Central with Victoria Line and Overground Connections
- Double Bedroom with Fitted Wardrobes
- Stylish, Contemporary Bathroom
- Juliette Balcony Offering Excellent Natural Light
- Minutes from Wood Street Station
- Close to Local Independent Shops, Cafés, & The Victorian Indoor Market





FIRST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 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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