

CHURCHILL
estates





Chewton Road, London

£500,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 742.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

- Two Bedroom Ground Floor Warner-Built Flat
- Long Lease
- Beautifully Presented Throughout
- Bay-Fronted Reception Room With Feature Fireplace
- Original Flooring To Reception Room
- Chain Free
- Share Of Rear Garden
- No Ground Rent And No Service Charge
- 0.29 Miles To St James Street Station
- 0.25 Miles To Blackhorse Road Station









A beautifully presented two bedroom ground floor Warner-built flat situated on this popular residential road in Walthamstow, E17. Built in the early 1900s as part of Thomas Courtenay Warner's Walthamstow estate, this characterful property retains the hallmarks typical of its style, including a double front door and yellow stock brick construction, while offering high-quality modern finishes throughout. Offered chain free, this is an excellent choice for first-time buyers, couples or investors. The property is offered with a long lease of 201 years remaining, with no ground rent and no service charge payable.

The property comprises a generous reception room with a feature cast-iron fireplace, and a bright bay window with sash-style glazing. The brand new kitchen, installed in October 2026, is fitted with gloss units, wood-effect worktops, integrated gas hob and oven, and opens towards the rear of the property via a part-glazed door. There are two well-proportioned bedrooms, finished with real wood flooring, one with fitted wardrobes, complemented by a newly installed (November 2025) marble-effect family bathroom with bath and shower over. As is typical of this style of property, the flat benefits from a share of the rear garden, split with the flat above.

The property has been well maintained throughout, with all windows replaced in May 2023 (FENSA guaranteed), a combi boiler replaced in 2022 with a 10 year guarantee, a full electrical inspection carried out in July 2023, and a newly certified circuit installed for the oven in October 2026. The washing machine, tumble dryer and dishwasher have all been replaced within the last year, and the roof and guttering (shared with the flat above) were replaced in 2014 and 2022 respectively. The property holds an EPC rating of C.

The property is well placed for transport, with Blackhorse Road station (Victoria line and London Overground) approximately 0.25 miles away and St James Street station around 0.29 miles away, both providing quick links into central London. A good range of local shops, schools and amenities are also within easy reach.

This immaculately presented home retains a wealth of period character, including an original fireplace, original flooring and high ceilings, combined with the reassurance of a well-documented maintenance history. Offered chain free, early viewing is highly recommended.





























GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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	

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To view call **0208 503 6060**

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