





Church Path, Walthamstow

Offers In Excess Of
£550,000

Tenure : Freehold

Floor Area : 411.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



located in the charming Walthamstow Village, this delightful one-bedroom Victorian house presents an incredibly rare opportunity for discerning buyers. Offered on a chain-free basis, this property is perfect for those seeking a tranquil yet vibrant community.

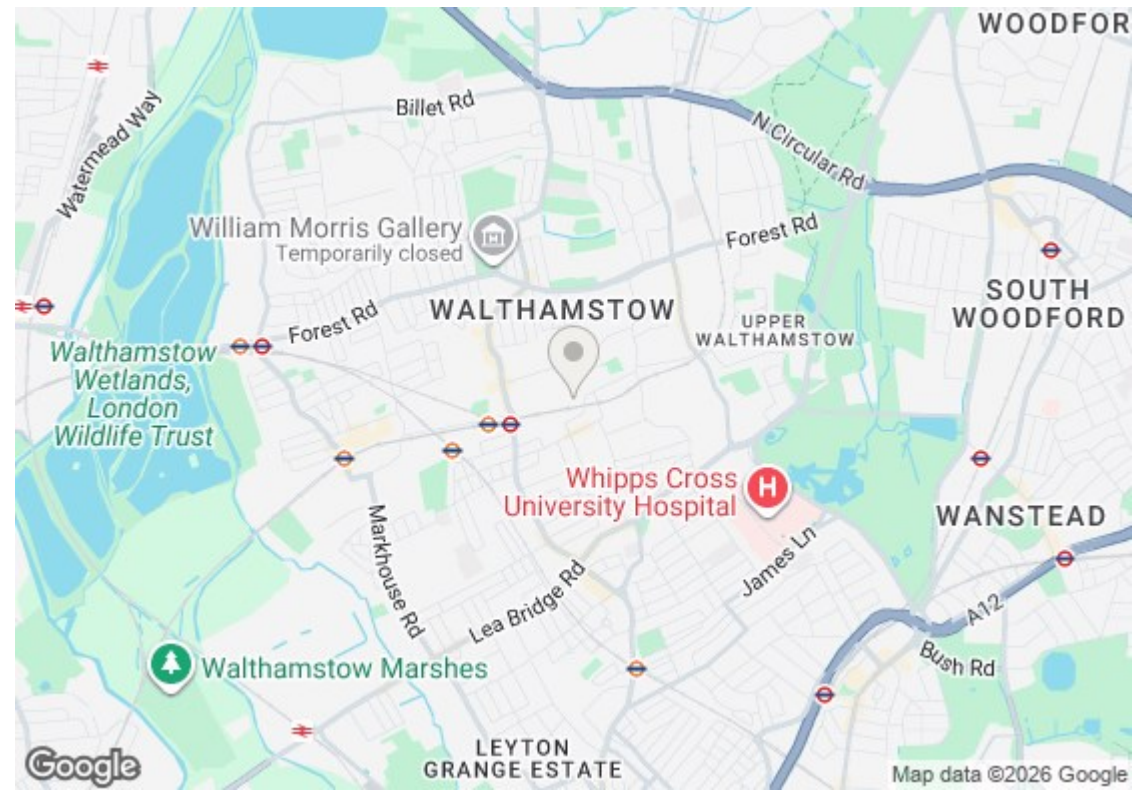
Upon entering, you will find a welcoming reception room that exudes character and warmth, ideal for relaxation or entertaining guests. The modern fitted kitchen is both stylish and functional, providing an excellent space for culinary pursuits. The bathroom has also been thoughtfully updated, ensuring comfort and convenience.

The property boasts a lovely courtyard rear garden, a perfect retreat for enjoying the outdoors or hosting summer gatherings. This outdoor space adds a delightful touch to the home, allowing for a bit of greenery in the heart of the city.

Location is key, and this house does not disappoint. It is just a short walk to Walthamstow Central Victoria Line Station, making commuting to central London a breeze. Additionally, you will be close to the longest outdoor market in Europe, offering a vibrant atmosphere filled with an array of shops, eateries, and local produce.

This Victorian style house is a unique find in a sought-after area, combining modern living with historical charm. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the chance to make this lovely home your own.





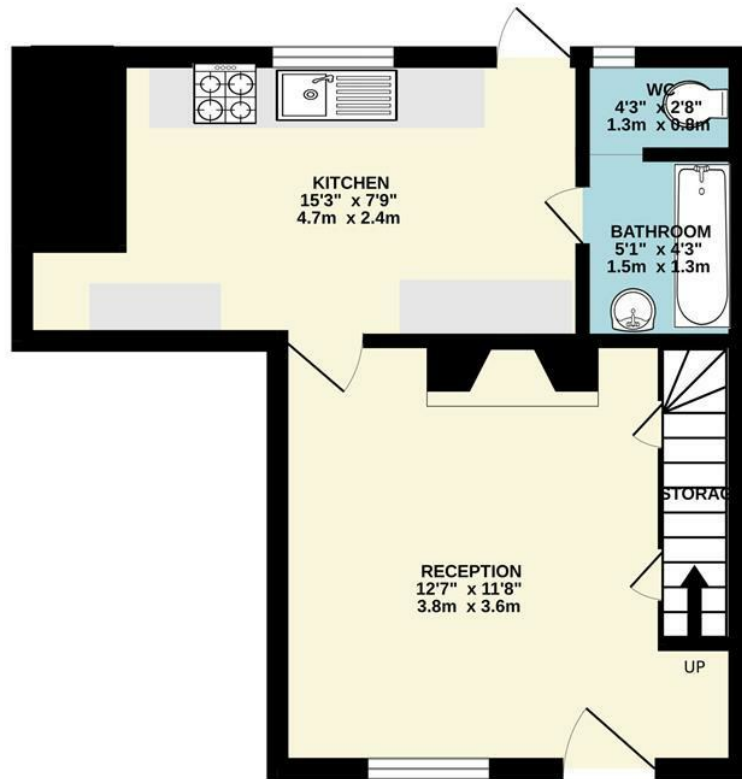


- Chain free
- few minutes walk to Walthamstow Central Station
- freehold
- Located in Walthamstow Village
- modern fitted kitchen & bathroom
- courtyard rear garden

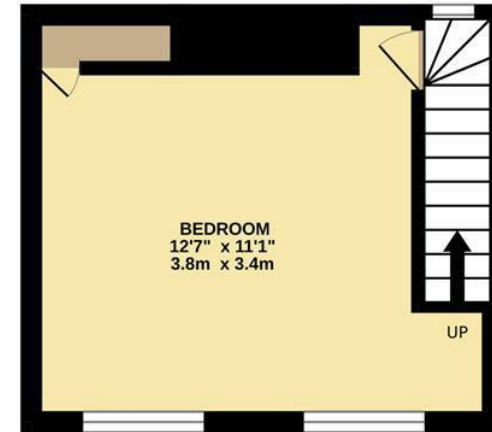
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GROUND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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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Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

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