



**CHURCHILL**  
estates

# Chingford Road, Walthamstow

Offers In Excess Of  
£300,000

Tenure : Leasehold

Floor Area : 548.00 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>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</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	



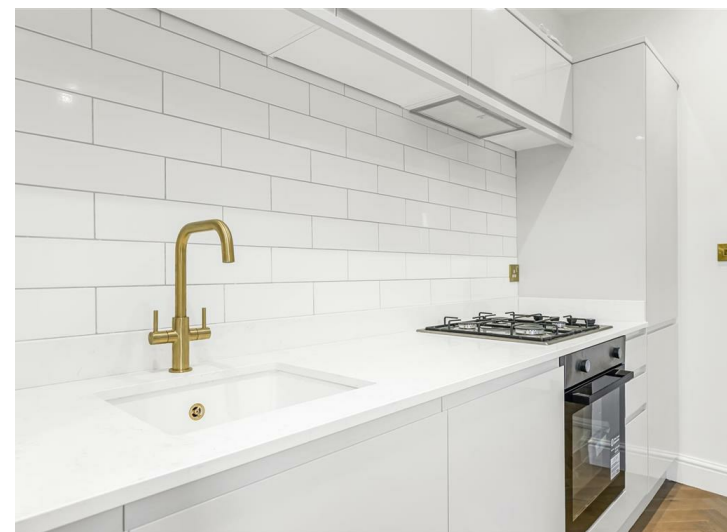
Nestled on Chingford Road in London, this charming first-floor flat offers a delightful living experience in a vibrant area. With one well-proportioned bedroom and a modern bathroom, this property has been thoughtfully refurbished throughout, ensuring a fresh and inviting atmosphere.

The flat features a spacious reception room, perfect for relaxation or entertaining guests. One of the standout features of this property is the private garden, accessible from the exterior, providing a lovely outdoor space to enjoy the fresh air and sunshine.

With a long lease of 145 years remaining, this flat is offered on a chain-free basis, making it an ideal choice for first-time buyers or those looking to invest in a property with minimal hassle.

Conveniently located, the flat is just a short walk from the renowned William Morris Gallery and the picturesque Lloyd Park, perfect for leisurely strolls or enjoying local art and culture. Additionally, Walthamstow Central is within walking distance, offering excellent transport links and a variety of shops and amenities.

This property presents a wonderful opportunity to own a beautifully refurbished flat in a sought-after location, combining comfort, convenience, and a touch of outdoor charm.







- first floor
- Own section of garden (access exteriorly)
- Demise of the loft
- 145 Years remain on the lease
- Chain free





GROUND FLOOR



1ST FLOOR



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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