





Higham Hill Road, Walthamstow

Chain Free £380,000

Tenure : Leasehold

Floor Area : 700.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

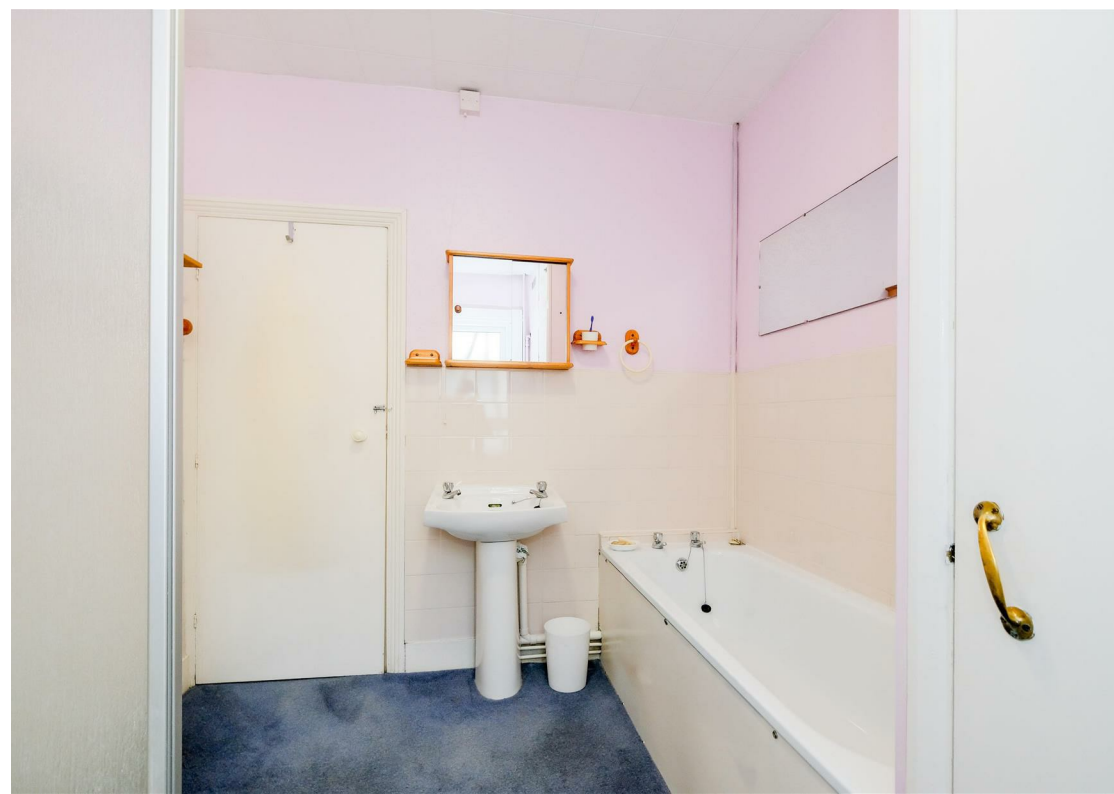
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



PRICE £380,000
Chain Free

This attractive Victorian mid-terrace Warner maisonette is set on a peaceful street in sought-after E17, Walthamstow. With an eye-catching brick façade and classic arched porch, this home immediately invites you in. Inside, a spacious double reception room is filled with natural light, boasting original features and built-in shelving—perfect for relaxing or entertaining guests.

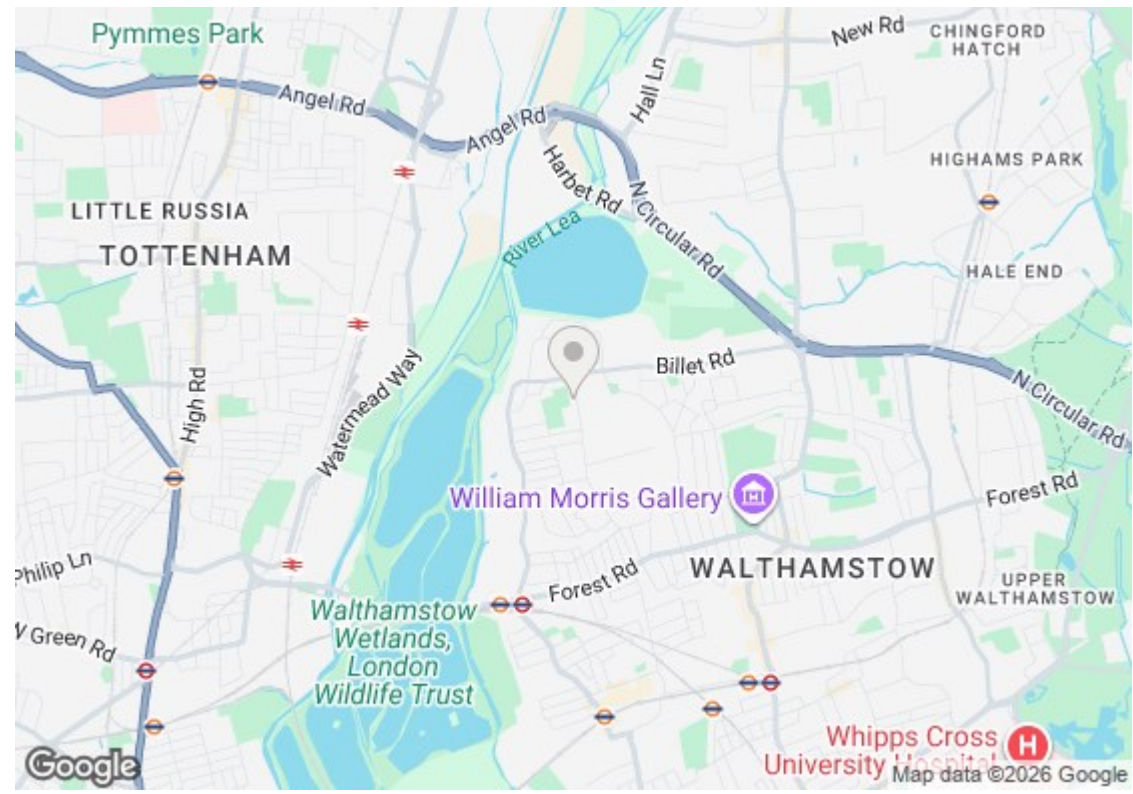
Upstairs there are two generously sized double bedrooms, each bathed in sunlight and offering calm, neutral décor with space for wardrobes or storage. The kitchen is practical and well-laid out, with extensive cabinetry and worktop space, while the large family bathroom features both a bathtub and a separate shower for added convenience.

Additional highlights include a bright upstairs landing, mature front garden, and superb location close to central Walthamstow's amenities and excellent transport links including Blackhorse Lane station. The property retains its period charm and offers abundant potential for future modernisation including the demise of the loft, making it a fantastic canvas for buyers seeking character and opportunity in a thriving East London neighbourhood.

Please Note This Property is Subject to Probate

Ground Rent: £2.50 Per Annum
Service Charge: NIL





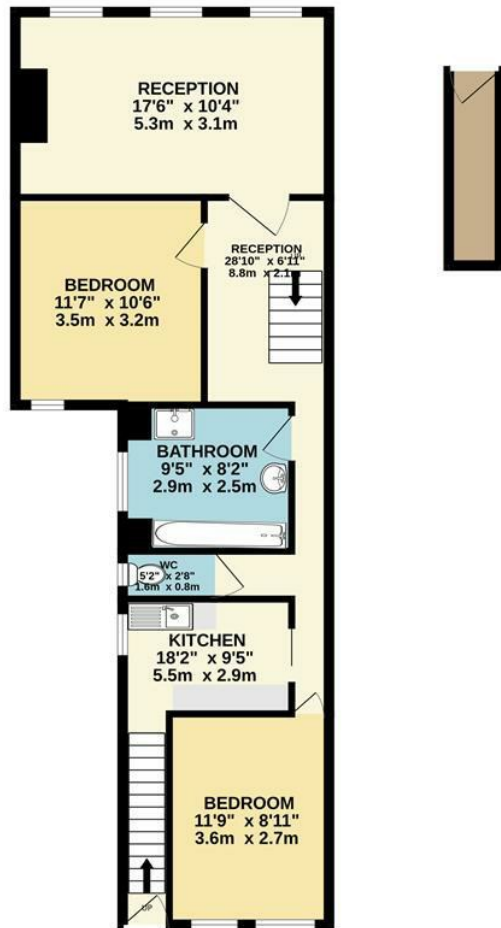


- Chain Free
- Long Lease
- Walking Distance To Blackhorse Lane Tube Station
- Short Walk To The Wetlands
- Modernisation Opportunity
- Share Of Garden
- Demise Of The Loft
- Adjacent To Higham Hill Park
- Great Transport Links

CHURCHILL
estates



FIRST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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.
Made with Metropix ©2025

Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

CHURCHILL
estates