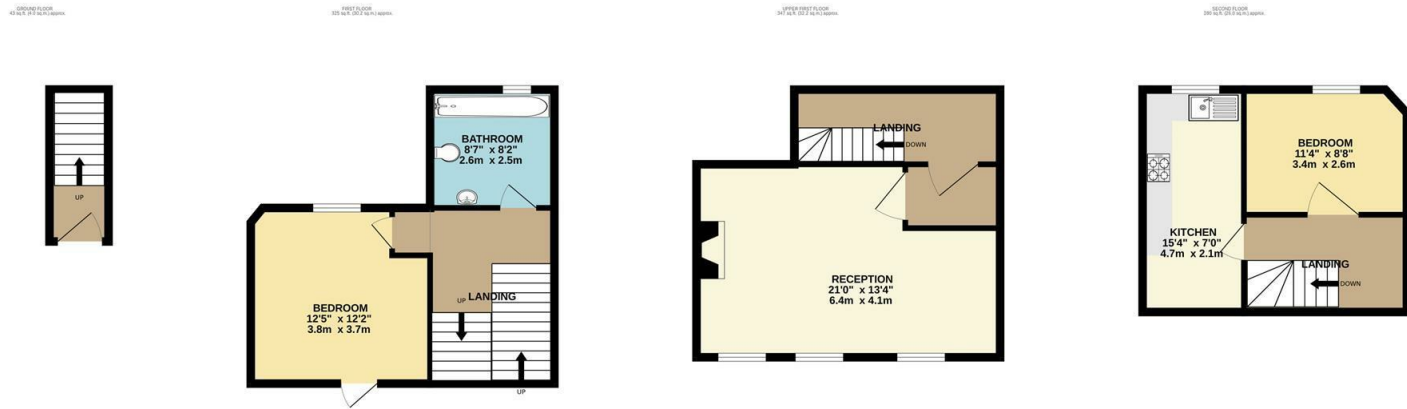
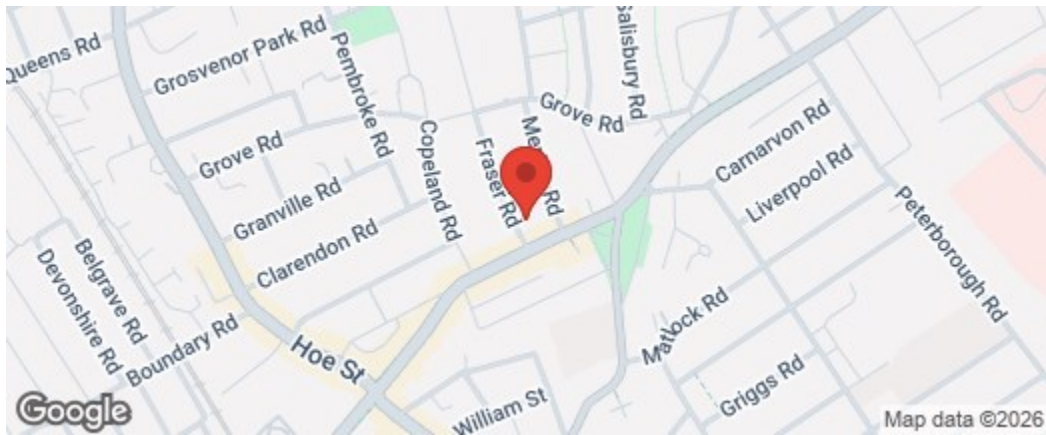




TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates

Fraser Road, Walthamstow, E17 9DD

Price Guide £525,000 Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



CHURCHILL
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Situated in the heart of Walthamstow, on one of the area's most sought after roads, this charming first-floor flat offers the opportunity to own a piece of London history.

The split-level property features two well proportioned bedrooms and a spacious living room, perfect for both entertaining and relaxing. Offered with a share of freehold, the flat also presents potential to extend into the loft, subject to the necessary planning permissions and consents (STPP).

Ideally located, the property is within easy reach of Walthamstow's vibrant selection of independent cafés, pubs, restaurants, and bars. Europe's largest outdoor market and The Mall shopping centre are both within walking distance, while Walthamstow Central Station is just 0.7 miles away, providing fast and convenient access to Central London via the Victoria Line.

For those who enjoy the outdoors, Hollow Ponds and Epping Forest are approximately one mile away, offering acres of green space and scenic walking routes. This location perfectly combines the benefits of city living with the charm of a thriving residential village community.

