



CHURCHILL
estates



Courtenay Road, London

Offers In Excess Of
£525,000

Tenure : Leasehold

Floor Area : 760.00 sq ft


Local Authority : Waltham Forest

Council Tax Band : C

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Nestled on the charming Courtenay Road in Walthamstow, this delightful Warner Maisonette presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two generously sized double bedrooms, perfect for families or professionals looking for extra space. The well-appointed reception room offers a welcoming atmosphere, ideal for relaxation or entertaining guests.

One of the standout features of this home is its own section of garden, providing a private outdoor retreat where you can enjoy fresh air and sunshine. The property is also chain free, making the buying process smoother and more straightforward for prospective purchasers.

Convenience is key, as this residence is situated close to the station, ensuring easy access to public transport and the vibrant offerings of London. Additionally, the property benefits from a long lease, providing peace of mind for future living.

This house is a wonderful blend of comfort, practicality, and location, making it an attractive option for anyone looking to settle in this bustling area. Don't miss the chance to make this lovely property your new home.





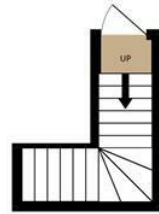


- Chain free
- private section of garden
- no ground rent or service charge
- close to schools
- 2 Double bedrooms
- Long lease
- close to station





GROUND FLOOR
71 sq. ft. (6.6 sq.m.) approx.



1ST FLOOR
689 sq. ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq. ft. (70.6 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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To view call **0208 503 6060**

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