



**CHURCHILL**  
estates





Blyth Road,  
Walthamstow

Offers In Excess Of  
£400,000

Tenure : Leasehold

Floor Area : 616.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







This charming purpose-built Ground Floor Warner Built Maisonette spans impressive 616 square feet, the property features a bright reception room with double glazed bay window, that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The flat comprises two comfortable double sized bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents, whilst the kitchen also provides access to the own section of rear garden (presently not separated)

Walthamstow is known for its lively atmosphere, with a variety of shops, cafes, and parks nearby, making it an ideal location for those who appreciate a community spirit. The area is well-connected by public transport, allowing for easy access to central London and beyond.

This flat presents an excellent opportunity for first-time buyers or investors looking to enter the property market and wishing to put their own mar and create a great home.

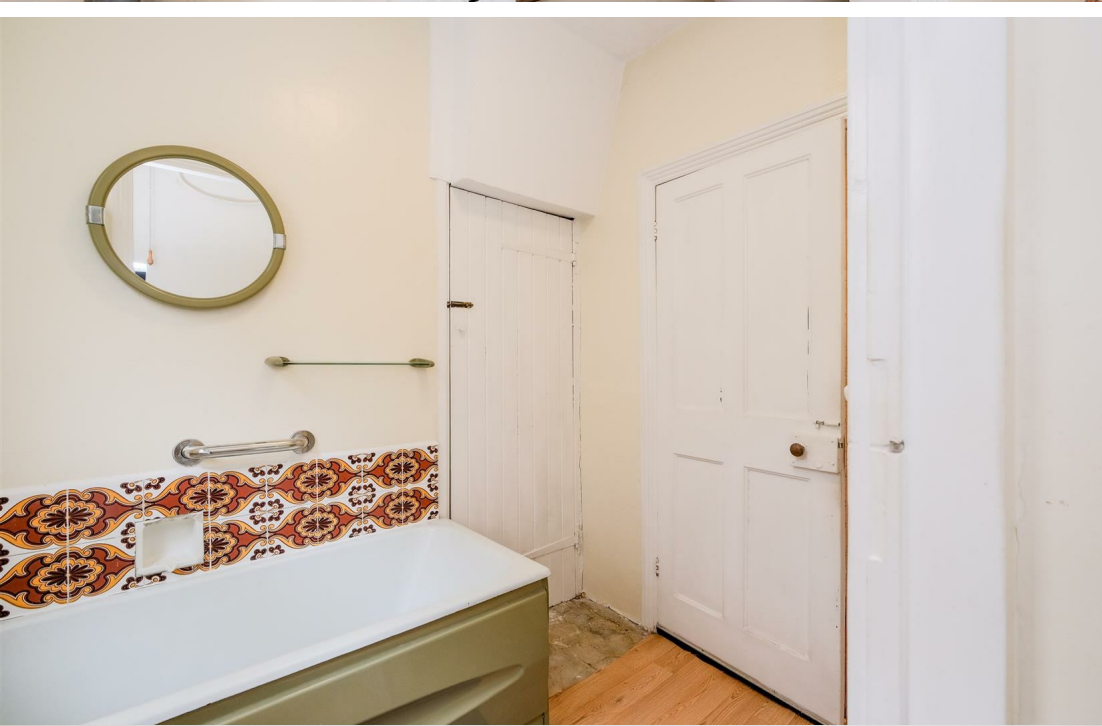
This property is not to be missed.











- Ex Warner
- Two Bedrooms
- Chain Free
- Accessible Lea Bridge Station
- Accessible Leyton Jubilee Park
- Ground Floor
- Double Glazing
- Modernisation Opportunity
- Close Lea Bridge Cycle Route

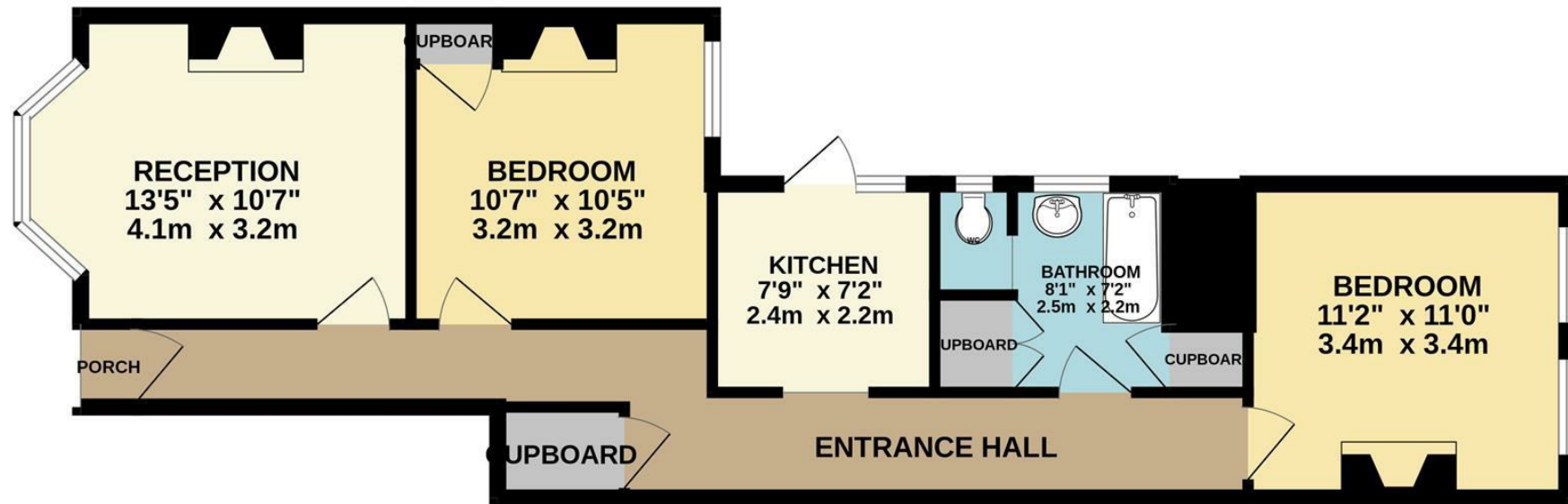








GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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](mailto:walthamstow@wearechurchills.co.uk)

To view call **0208 503 6060**

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