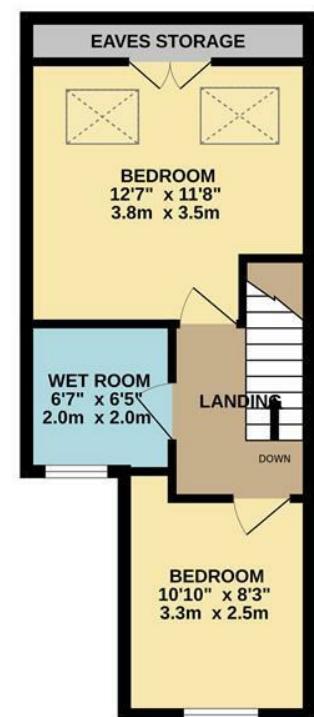
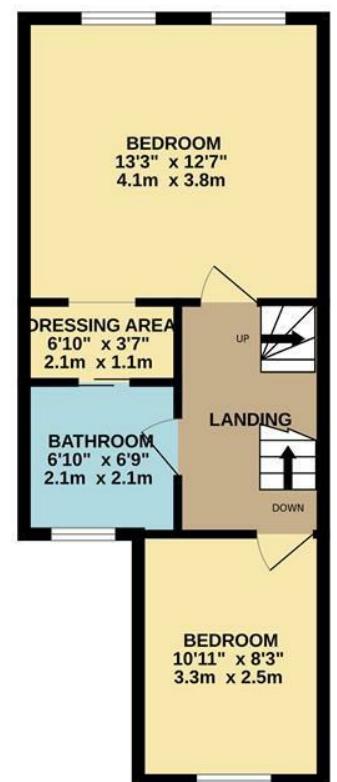
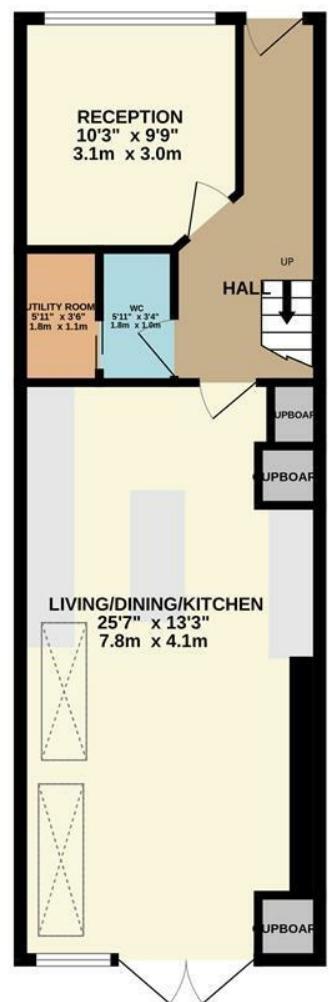


GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

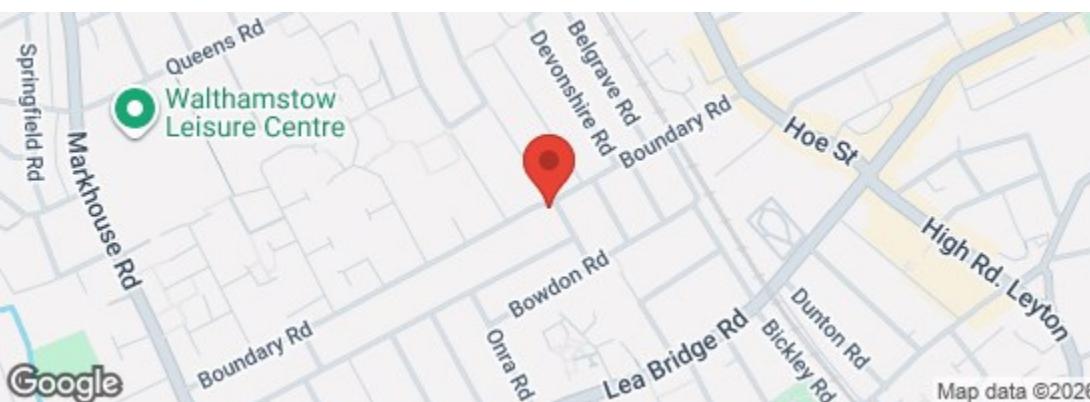
2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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Council: Waltham Forest | Council Tax Band: | Floor Area: 1279.00 sq ft

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



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.

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Price Guide £800,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

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CURRENTLY UNDERGOING WORKS.

Price Guide £800,000-£850,000

This outstanding property is the subject of imaginative and carefully considered programme of remodelling and refurbishment, resulting in a truly unique home filled with high-quality features throughout. Sitting behind an attractive original-style façade — formerly a family-run turf accountants with living accommodation above — the property is being transformed with meticulous planning and attention to detail, to create a one-off residence. Arranged over three levels, the accommodation comprises four bedrooms and two bathrooms; however, this is where the similarities with other homes end.

There are countless additional features that could be listed, though doing so would scarcely do justice to the overall impression. Suffice it to say, this is a truly special home and one not to be missed.