



**CHURCHILL**  
estates

# Fraser Road, Walthamstow

Offers In Excess Of  
£550,000

Tenure : Share of Freehold

Floor Area : 994.00 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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.

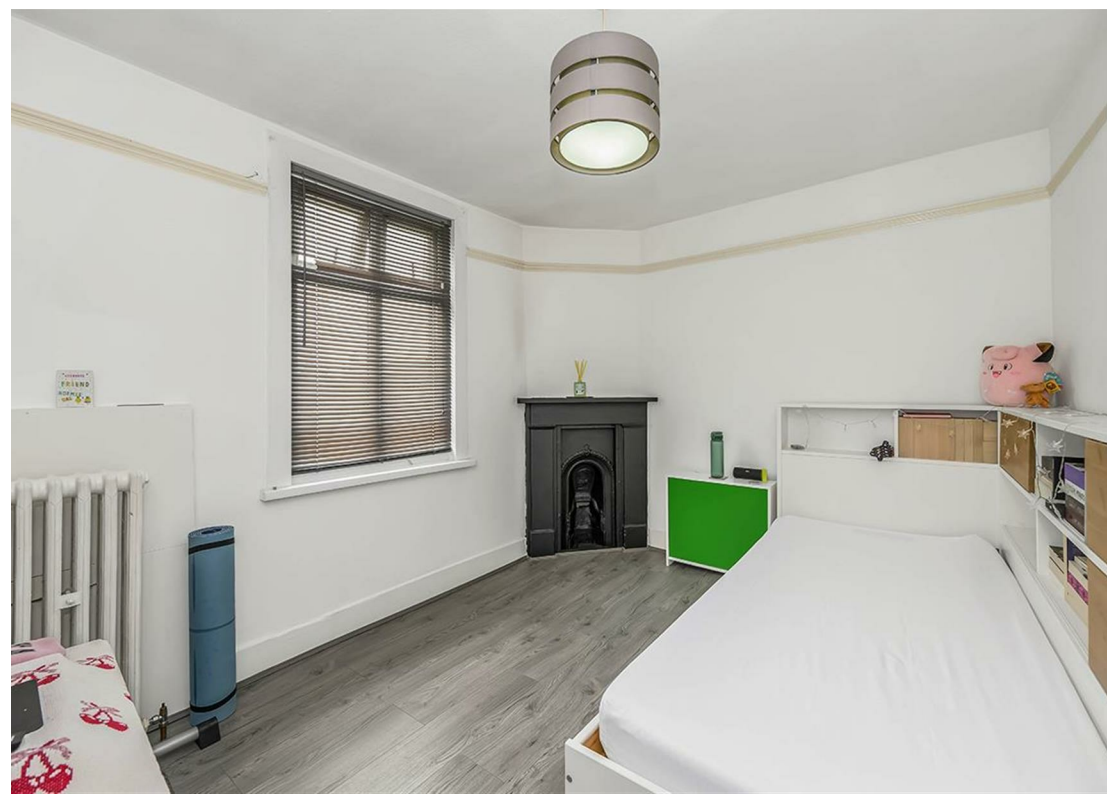




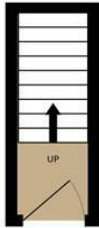


- Share of Freehold
- First floor Flat
- Potential to loft extend (stpp)
- Walthamstow Village
- Victorian conversion





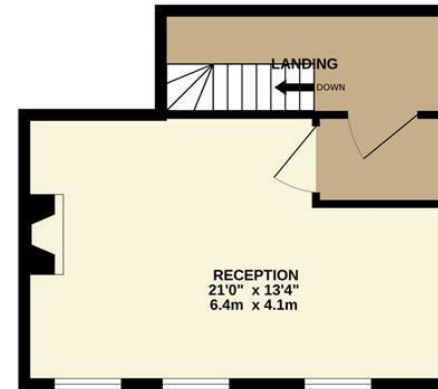
BASEMENT  
43 sq.ft. (2.0 sq.m.) approx.



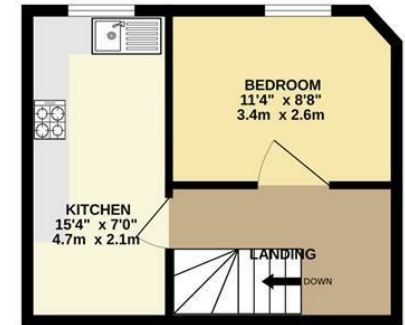
GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



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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