



**CHURCHILL**  
estates

# Latchingdon Court, Walthamstow

Offers In Excess Of  
£275,000

Tenure: Leasehold

Floor Area: 424.00 sq ft

Local Authority: Waltham Forest


Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Situated within a modern gated development, this well-presented one-bedroom apartment offers comfortable living in the heart of the sought after Blackhorse Road area of Walthamstow.

Located on Forest Road, the property benefits from a secure entryphone system and access to communal residents' parking. The bright and spacious accommodation is ideal for first-time buyers, professionals, or investors alike.

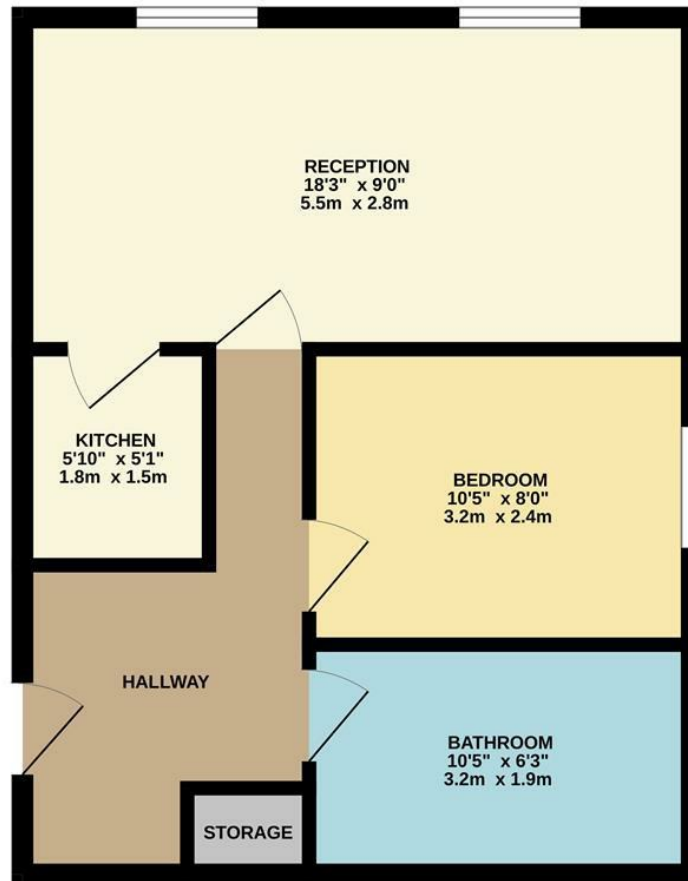
Perfectly positioned to enjoy everything the area has to offer, the apartment is approximately 0.6 miles from Walthamstow Market and within easy walking distance of the beautiful Walthamstow Wetlands. Residents can also take advantage of the vibrant local scene, with an excellent selection of independent cafés, breweries, shops, and restaurants nearby.

Blackhorse Road Station is conveniently close by, providing swift connections into Central London via the Victoria Line and Overground services, while numerous local bus routes further enhance connectivity.





GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



**CHURCHILL**  
estates

Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

To view call **0208 503 6060**