

- Kitchen/Reception Room  
15'8" x 24'5"
- Bedroom  
14'2" x 12'9"
- Ensuite  
5'6" x 7'1"
- Bedroom  
11'6" x 13'11"
- Wardrobe
- Bathroom  
6'11" x 8'0"
- Balcony  
21'9" x 6'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	



## CHAMPNESS CLOSE, WALTHAMSTOW Offers In Excess Of £515,000 Leasehold 2 Bed Apartment



### Features:

- Two Double Bedroom Flat
- First Floor
- Two Bathrooms
- Own Private Balcony
- Stunningly Presented
- 924 sq ft (excluding balcony)
- Close to Blackhorse Road Station
- Walk in Wardrobe
- Own Parking Space

This stunning and spacious two-bedroom, two bathroom apartment is situated in part of E17 that Time Out singled out as one of '51 coolest neighbourhoods in the world'.

But as well as the fantastic location near Blackhorse Road station, the newly-built property has plenty of other highlights, including a west-facing private balcony, open plan living space and stylish decor.

REQUEST A VIEWING  
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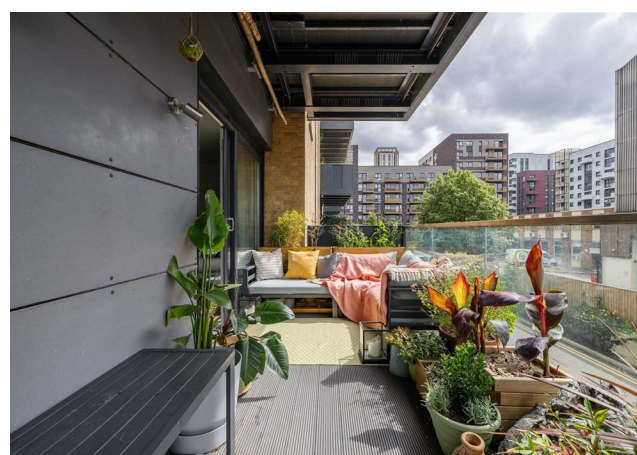
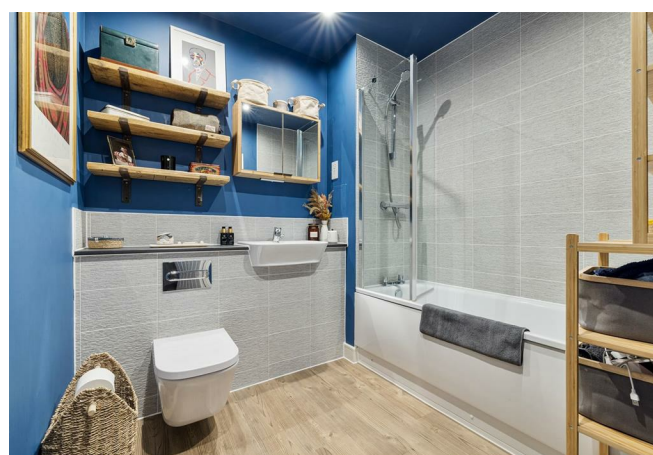
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#### IF YOU LIVED HERE...

Thanks to those first floor views and sheer amount of natural-light, your 924 square foot apartment has a fantastic sense of proportion – and the immaculate finish means you can enjoy it to the max from the day you move in.

If you work from home, you'll appreciate that the generous kitchen/reception room has plenty of space for all aspects of modern living. The little corner nook by the balcony doors is a fantastic spot for a table/desk. If entertaining is a priority, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and contemporary fittings.

The two double bedrooms are just as smart, with more of pristine decor and stylish touches such as the radiator cover. One has a walk-in wardrobe, while the other has a sleek ensuite – such a luxury! There's another immaculate bathroom off the spacious hallway, where you'll also find built-in storage. The spacious private balcony will probably be your favourite perk during warmer months, and if you want more fresh air, there's an abundance of green space nearby; the wonderfully Walthamstow Wetland is just a few minutes away on foot, in fact.

In the other direction you'll find the much-lauded veg-friendly SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', so you'll want to

book. The bouldering studio Yonder is another venture that's much-loved by the local community – and it's practically on your doorstep. Even if you prefer to keep your feet on solid ground, it's a great place to get a coffee or beer and people watch.

If drinking is on the agenda, you'll be delighted to discover that you're perfectly placed for the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and Big Penny Social.

And if you need to escape further afield, it's a five minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around quarter of an hour, or hop on the overground, which zips between Gospel Oak and Barking (great for day trips to Hampstead Heath or the Essex seaside). Buses are plentiful too.

#### WHAT ELSE?

- There's much excitement about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens later this year – and it's just 1.2 miles from your front door.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street and the convenient chains found in the 17&Central shopping centre, which has a fantastic food court operated by CRATE (think eclectic



#### A WORD FROM THE OWNER...

"We have cherished every moment of our 5 years in this wonderful property. From the early days of lockdown, our community came together in heartwarming ways—neighbours baking bread for each other and communal film nights projected onto the warehouse wall. This sense of togetherness and support has made our experience truly special. Our flat feels like a country home in the heart of London. The sun graces our balcony from 1pm onwards, flooding the flat with natural light and offering stunning pink sunsets. The spacious, bright interior is a daily joy. Located just next door is the lively Blackhorse Beer Mile, starting with Big Penny. This venue hosts weekly quizzes, vintage fairs, concerts, and festive Christmas gigs. There are plenty of food and drink options just 30 seconds from our door. For quieter moments, the Wetlands provide a peaceful retreat, and the canal offers an excellent 5k running route. Our flat is particularly well-soundproofed, sparing us from the noise of overnight lorries that some other residents experience. Local food gems include Blackhorse Coffee Shop, where the breakfast baps are a must-try, and the community kitchen evenings add a unique touch. They also offer salsa classes and iron mongering workshops! Daily conveniences are covered with the Co-op and Tesco nearby, and for a cheaper weekly shop, Sainsbury's, Lidl, and Walthamstow High Street are just a short drive away or 20 minute walk. Fitness enthusiasts will be pleased to know that there is an F45 just two minutes away, perfect for high-intensity interval training. Additionally, a More Yoga studio nearby offers a serene space for yoga and relaxation, adding to the wellness options right at your doorstep. Walthamstow High Street is a fabric shopping paradise and one of the longest in Europe. It's an easy cycle to Stratford along a beautiful canal, where you can enjoy Barge East and Victoria Park. The Victoria Line is a major highlight—I'm usually at Oxford Circus within 25 minutes of leaving the front door."

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