

Total Area: 44.7 m² ... 481 ft²
All measurements are approximate and for display purposes only.

Reception Room
16'11" x 10'1"

Bathroom

Kitchen
9'11" x 7'4"

Bedroom
13'8" x 10'1"



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 75 |
| (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 |



COPPERMILL LANE, WALTHAMSTOW

Offers In Excess Of £300,000 Leasehold
1 Bed Flat



Features:

- One Bedroom
- Purpose Built Flat
- Communal Garden
- Chain Free
- Private Parking Space
- Close to Walthamstow Wetlands

This surprisingly spacious 481 square feet one-bedroom apartment is located in the popular St James area of ever-desirable Walthamstow. Just moments from the Wetlands, local shops and overground station of St. James Street or Blackhorse Road on the Victoria line, it's also within easy walking distance of Walthamstow town centre.

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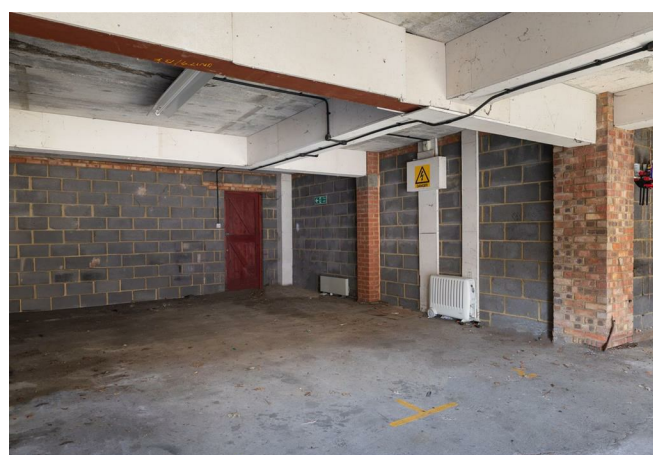
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IF YOU LIVED HERE...

You'll love the easy convenience of living in a contemporary apartment in this smart, modern purpose-built building in a super-convenient location. The logical layout wastes no space, with a central hallway that leads to the main living space, double bedroom and bathroom. The property is heat efficient with double-glazed windows, and all-white décor to maximise the sense of space and light. The main living space is almost 17 ft long, with two-tone décor and an imitation vinyl hardwood floor.

There's plenty of space in the reception room for lounge and dining furniture. The separate well-equipped kitchen is fitted with wall and floor cabinets that house integrated and freestanding appliances and with a window over the sink looking directly out onto green space, you'll also find your washing up comes with a view. The large bedroom can easily accommodate a double bed and with a whole wall dedicated to built-in storage space, there's plenty of opportunity for organised uncluttered living. The adjacent bathroom is partly tiled with a contemporary white bath with a mixer shower, and a freestanding washbasin and WC.

If you make this property yours, you'll also be benefiting from not only the enviable location, but also the addition of a much coveted secure garage space for parking and a low-maintenance communal garden to enjoy. Could it get any better? Well, it also comes chain-free for those who can't wait to move in.

WHAT ELSE?

Living here offers a blend of urban convenience and arresting natural beauty, making it a desirable spot for new residents. The area is known for its proximity to Walthamstow Wetlands, one of Europe's largest urban nature reserves, providing a peaceful escape for walks, birdwatching, and relaxation. At the same time, it's close to Walthamstow Village, which boasts charming pubs, cafes, and local independent shops that create a vibrant, community-driven atmosphere. The property has excellent access to green spaces - Walthamstow Marshes and Epping Forest are both within a couple of miles, offering a large network of footpaths and cycle routes. The excellent transport links—including easy access to the Victoria line and Overground—make commuting to central London and beyond super easy. Coppermill Lane also has a welcoming, creative community and is rich with local events, markets, and a growing arts scene, making it a dynamic place to live with a strong community spirit.



A WORD FROM THE OWNER...

"Close to tube station, close to marshes and close to a small park."

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