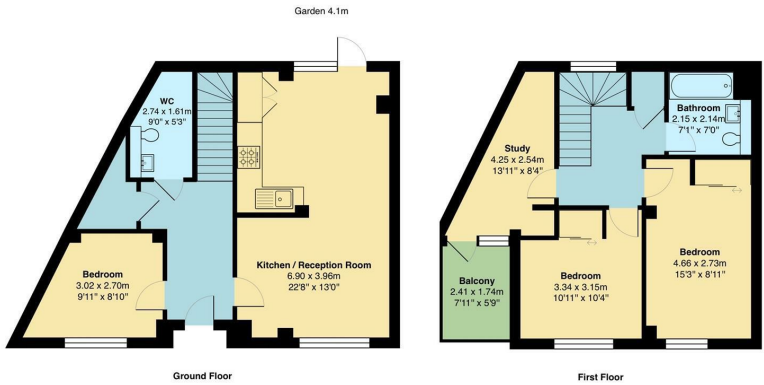




Total Area: 98.3 m² ... 1058 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
22'7" x 12'11"

WC
8'11" x 5'3"

Bedroom
9'10" x 8'10"

Bathroom
7'0" x 7'0"

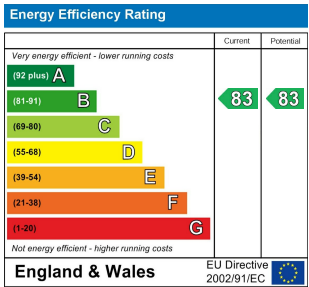
Bedroom
15'3" x 8'11"

Bedroom
10'11" x 10'4"

Study
13'11" x 8'3"

Balcony
7'10" x 5'8"

Garden
13'5"



BLACKHORSE ROAD, WALTHAMSTOW

Offers In Excess Of £599,995 Leasehold 3 Bed Apartment



Features:

- Three Bedroom Flat
- Split Level
- Close To St James Street
- Open Plan Living Space
- Large Study Room
- Own Private Outdoor Space
- Access to Shared Gardens
- Offsetting Balcony

Set within a striking modern development, this spacious three-bedroom split-level flat offers stylish contemporary living in a sought-after Walthamstow location. Inside, you'll find an impressive open-plan living space, perfect for both relaxing and entertaining, along with a private courtyard-style garden that extends the living area outdoors. The home also benefits from access to beautifully maintained shared gardens, adding to the sense of space and community. With a long lease and a prime position close to St James Street, this is a fantastic opportunity to enjoy generous living in one of the area's most vibrant and well-connected neighbourhoods.

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hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

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IF YOU LIVED HERE...

Situated in a contemporary development with a strong street presence, this beautifully designed home is part of a modern brick-built building. The communal areas include landscaped gardens with paved pathways, mature trees, and benches, offering a peaceful space to unwind, read, or connect with neighbours.

Inside, the ground floor opens with a welcoming hallway featuring built-in storage, wooden flooring, and a staircase lit by natural light from the window above. A ground-floor WC with dark tiled flooring and crisp white walls adds everyday convenience. The front-facing bedroom on this level is filled with natural light, with a wide window, wooden flooring, and shutters.

At the rear, the impressive open-plan kitchen and reception room forms the heart of the home. Contemporary cabinetry, integrated appliances, and a smart tiled splashback complement the deep blue feature walls and wooden flooring. The living and dining areas flow seamlessly to the private garden through a large glazed door, making it ideal for entertaining or quiet outdoor moments. Outside, the garden offers stylish decking and fenced boundaries, perfect for morning coffee, alfresco dining, or evening peace.

Upstairs, the light-filled landing with a picture window leads to two bedrooms, a study and a family bathroom. The study opens directly onto a balcony with brick

surrounds, the middle room is fitted with a built-in wardrobe, while the spacious front bedroom features the same useful addition. The bathroom is thoughtfully designed with dark tiles, a bathtub with overhead shower, a mirrored cabinet, and recessed shelving for practical storage.

Step outside and you'll find yourself in the heart of a vibrant, community-focused neighbourhood. Green spaces are close at hand, with St James Park offering a leafy escape just around the corner and the vast Walthamstow Wetlands nearby for longer strolls and fresh air. The local food and drink scene is thriving—Crate St James Street brings together creative street food and independent businesses, while Weir dough Bakery has become a go-to spot for artisan loaves and pastries. For lively evenings, Big Penny Social adds to the buzz of the Walthamstow Beer Mile, serving up craft brews and entertainment. Families are well catered for, with highly regarded local schools including Stoneydown Park Primary and Willowfield Secondary within easy reach. Altogether, this is a neighbourhood that balances green spaces, urban energy, and a strong sense of community, making it a wonderful place to call home.

WHAT ELSE?

For getting around, the area is exceptionally well connected. St James Street Station and Blackhorse Road Station are both just over five minutes away, providing swift links across London and beyond, while Walthamstow Queens Road Station is also within easy reach. Whether you're commuting to work, heading into the West End, or planning a weekend getaway, the excellent transport options make daily travel and city adventures smooth and convenient.



A WORD FROM THE OWNER...

"Living at Copper Works has been a real pleasure – the surrounding area has a vibrant, creative energy and a strong sense of community that I'll miss. The apartment has been a calm, light-filled space to come home to, with great transport links from both Blackhorse Road station (Victoria and Suffragette lines) and St James Street station (Weaver line) making it easy to get into central London. I've loved being so close to St James Park, Walthamstow Marshes and the Wetlands for weekend walks. The local amenities are great – from independent cafés and restaurants to the excellent breweries and social spaces along Blackhorse Lane. It's a great mix of city living and green space, and it's been a lovely place to call home."

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