

Ground Floor

Total Area: 53.0 m² ... 571 ft²

All measurements are approximate and for display purposes only

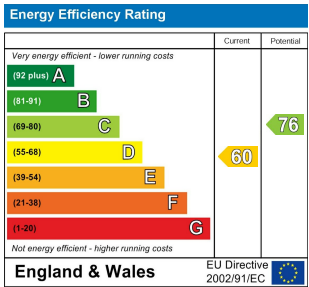
Bedroom
9'1" x 15'4"

Bedroom
7'6" x 8'5"

Reception Room
16'3" x 10'11"

Kitchen
8'0" x 6'0"

Bathroom
8'7" x 5'1"



CHAMBERLAIN PLACE, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Ground Floor
- Parking Space
- Close to Blackhorse Road Station
- Chain Free

Set on the ground floor of a smart low rise development in the heart of Blackhorse Road, this two-bedroom apartment boasts spotless decor, contemporary fittings, ample storage, a parking space and plenty of natural light amongst the many highlights.

As for the location, this is a neighbourhood that Conde Nast Traveller described as the one of the top places to visit. Blackhorse Road station is within easy reach for exceptional transport links, and you'll find top class amenities on your doorstep, as well as plenty of green spaces, including the Walthamstow Wetlands. It's on the market chain-free, too.

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IF YOU LIVED HERE...

If you don't already know this thriving part of E17, you'll quickly come to understand why it draws visitors from across the capital. There's a brilliant sense of community, an abundance of green space and an array of creative ventures giving the area a buzzy feel.

At home, your open plan-style living space has been finished with a neutral palette, highlighted by the natural light from the south-facing windows. In the kitchen area (conveniently separate but still benefiting from the flow of light), the units and appliances are modern. The bedrooms have the same finish as the rest of the apartment - again with lots of light. The bathroom is just as modern with an over-tub shower and floor to ceiling tiling, while the hallway benefits from built-in storage.

Outside, you'll find that there's an abundance of green space in the area; the fantastic Walthamstow Wetland is only a short stroll away, while Lloyd Park - home to the William Morris Gallery - is a similar distance in the other direction.

As for food and drink-based perks, foodie hot spot SlowBurn is eight minutes on foot, while the UK's first dedicated brandy house, Burnt Faith is even closer. You're also a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food.

As for mental and physical stimulation, the impressively designed bouldering studio Yonder is 12 mins away. You'll find a similar buzz at Blackhorse Workshop, where you can sign-up for great part-time courses - a great way to meet fellow E17 residents.

WHAT ELSE?

- It's a 14 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins, or hop on the Overground, which zips between Gospel Oak and Barking. Buses are plentiful too. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Overground route to London Liverpool Street.
- Walk towards Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.
- You'll also benefit from being just 0.9 miles from the newly opened Soho Theatre Walthamstow, a major cultural landmark brought to life with a £30 million investment as part of the council's London Borough of Culture 2019 initiative to put arts and culture at the heart of the community.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON
E17 ASSISANT BRANCH MANAGER

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