



Total Area (Excluding Balcony): 52.5 m² ... 565 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Storage
- Storage
4'9" x 6'9"
- Bathroom
7'2" x 6'9"
- Kitchen/Lounge/Diner
14'2" x 19'1"
- Balcony
10'11" x 7'1"
- Bedroom
9'1" x 19'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(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	



17 CHAMPNESS CLOSE, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- Second Floor
- Open Plan Living Area
- Private Balcony
- Next to Blackhorse Road Stube Station
- Overlooking Walthamstow Wetlands

Just moments from Blackhorse Road Station and with the wide open landscape of Walthamstow Wetlands close by, this smart one bedroom apartment offers a well connected setting with a softer, greener side too. Set on the second floor, with a private balcony and open plan living space, it is an easy, well placed home in one of Walthamstow's most fast-evolving pockets.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

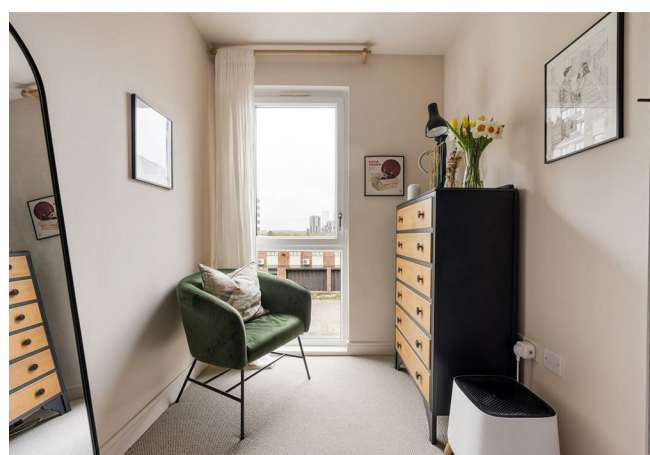
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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IF YOU LIVED HERE...

You'd step into a neat hallway with built-in storage before moving through to the open plan kitchen, lounge and diner, a bright, well-proportioned room with plenty of space to cook, eat and unwind. The kitchen sits neatly to one side with clean, contemporary cabinetry, while the living area opens out onto your private balcony, bringing in a lovely sense of light and giving you an outdoor spot of your own for morning coffee or a quiet evening drink.

Your bedroom is a generous double, calmly decorated and tucked away from the main living space for a quieter feel. The bathroom is finished in a simple, modern style with a full bath and overhead shower, and the overall layout feels practical and easy to settle into. With the Wetlands nearby for weekend walks and Blackhorse Road right on hand for swift connections across London, this is a home that balances city convenience with a little breathing room.

WHAT ELSE?

Blackhorse Road Station is right nearby, making Victoria line and Overground connections especially handy for getting into central London and across the city. Walthamstow Wetlands is just around the corner, offering acres of open space, walking routes and a rare sense of calm so close to the station. This pocket of E17 has grown into one of Walthamstow's most well-loved spots, with an ever-expanding mix of independent cafes, breweries and local places to eat nearby. You're also well placed for the wider neighbourhood, with easy access to both Lloyd Park and the energy of Walthamstow's markets, bars and restaurants.



A WORD FROM THE OWNER...

"We've absolutely loved living here, so much that we're moving into a bigger flat in the same development. We particularly love the balance of convenience, community, and green space. Being just a three-minute walk from Blackhorse Road station makes getting across London incredibly easy, while still feeling slightly removed from the rush.

We've made the most of everything on the doorstep, from climbing at Yonder and classes at F45, CrossFit, and LevelOut, to relaxed weekends exploring the local breweries. The independent café and bakery scene sees a nice chunk of our spending money, with a special mention to Hermanos and Wild Grains. It feels as though every few weeks there is a fun new independent popping up.

One of the main reasons we're staying in the area is access to green space. Walthamstow Wetlands and Hackney Marshes are just moments away, with endless walks right on your doorstep.

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