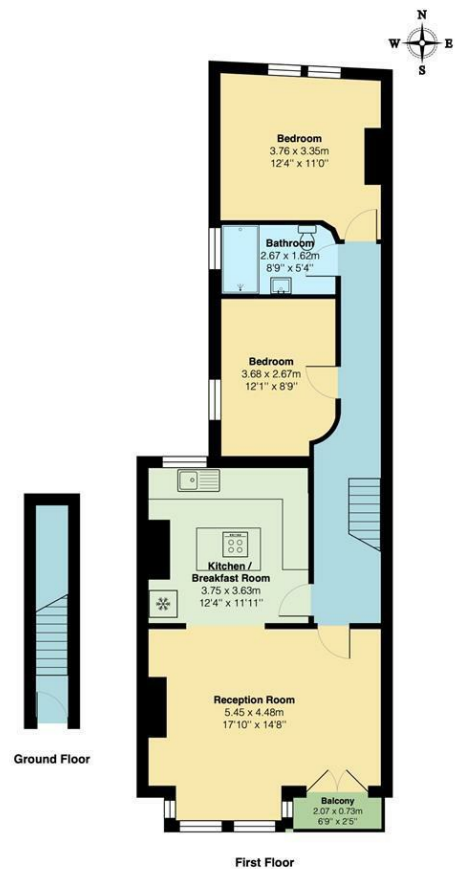




Total Area: 80.6 m² ... 867 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room
17'10" x 14'8"

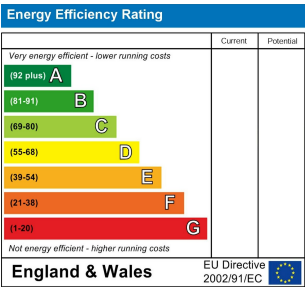
Balcony
6'9" x 2'4"

Kitchen / Breakfast Room
12'3" x 11'10"

Bedroom
12'0" x 11'10"

Bathroom
8'9" x 5'3"

Bedroom
12'4" x 10'11"



CHURCH HILL, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Lease Being Extended to 177 Years
- Two Double Bedrooms
- Victorian First Floor Apartment
- Beautifully Presented Throughout
- Balcony Space
- Moments Away From Walthamstow Central
- Open Plan Kitchen Living Space

Set within the heart of Walthamstow Village, this beautifully presented two double bedroom Victorian first floor apartment combines period character with bright, thoughtfully designed interiors. Just moments from Walthamstow Central, you'll have excellent transport links alongside an ever-growing choice of independent cafés, restaurants and green spaces, making this a wonderful place to call home.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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0208 520 3077

New Homes
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IF YOU LIVED HERE...

Stairs lead up to the first floor, where the reception room immediately sets a welcoming tone. Filled with natural light and beautifully presented throughout, it's a generous living space with doors opening onto the balcony, creating a lovely spot to enjoy a morning coffee or unwind at the end of the day.

Beyond the reception room, the kitchen/breakfast room sits at the heart of the apartment, creating a natural link between the living space and the rest of the home. Thoughtfully arranged for everyday living, it features clean, contemporary cabinetry, poured concrete worktops and space for dining, making it equally suited to relaxed breakfasts and evenings spent entertaining.

The hallway continues beyond the kitchen to the sleeping accommodation. Both bedrooms are comfortable doubles, with one positioned to the rear and the other at the opposite end of the hall. Between them, the bathroom is smartly finished with a walk in shower, providing a practical and relaxing space for

everyday life. Beautifully maintained throughout, this is a home that's ready to move straight into while enjoying one of Walthamstow's most sought-after locations.

WHAT ELSE?

- Walthamstow Central station is just a short walk away, offering Victoria line and Overground services, while Walthamstow High Street and Europe's longest outdoor market are close by.
- Walthamstow Village is on your doorstep, with local favourites including Eat 17, Pavement, The Queen's Arms and the independent shops, cafés and restaurants along Orford Road.
- Lloyd Park, the William Morris Gallery and Fellowship Square are all within easy reach, while families are well served by several highly regarded local schools, including Ofsted Outstanding Walthamstow School for Girls.



A WORD FROM THE OWNER...

"The location, size and character of this flat are what drew us to it in the first place and are the reason we've had such a wonderful time living here. The light filled, airy living room is perfect for slow mornings with coffee and papers or having drinks with friends on the balcony and the open kitchen is ideal for entertaining. It is the perfect combination of quiet but close to all the best things about Walthamstow - you are minutes from a drink at the wonderful Nags's Head or a wander round Lloyd Park."

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