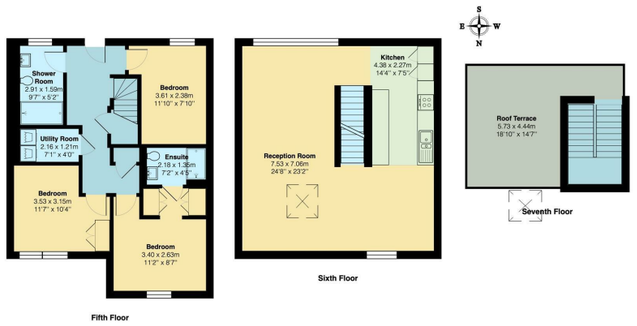


Total Area: 117.5 m² ... 1265 ft² (excluding roof terrace)

All measurements are approximate and for display purposes only

Bedroom
11'10" x 7'9"

Bedroom
11'1" x 8'7"

Ensuite
7'1" x 4'5"

Bedroom
11'6" x 10'4"

Utility Room
7'1" x 3'11"

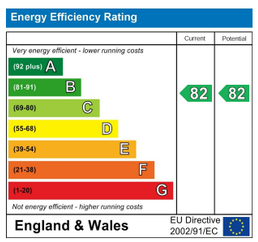
Shower Room
9'6" x 5'2"

Reception Room
24'8" x 23'1"

Kitchen
14'4" x 7'5"

Roof Terrace
18'9" x 14'6"





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E4 & N17
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0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

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CHURCH HILL, WALTHAMSTOW

Offers In Excess Of £795,000 Leasehold

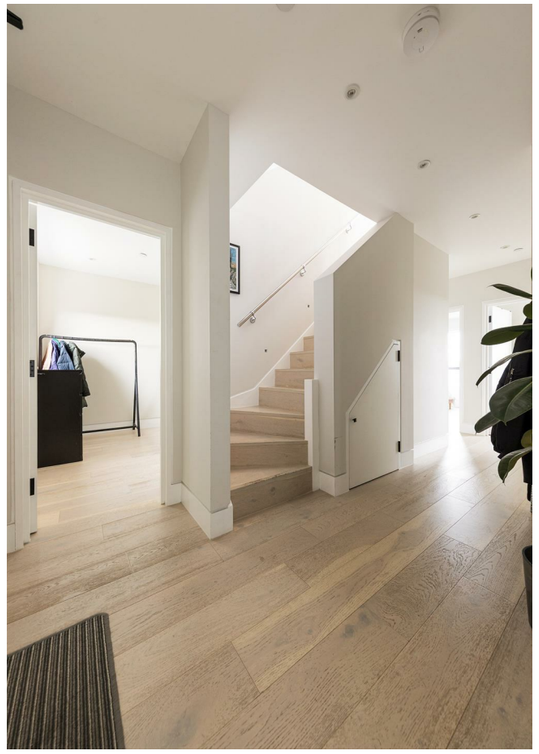
3 Bed Apartment - Duplex

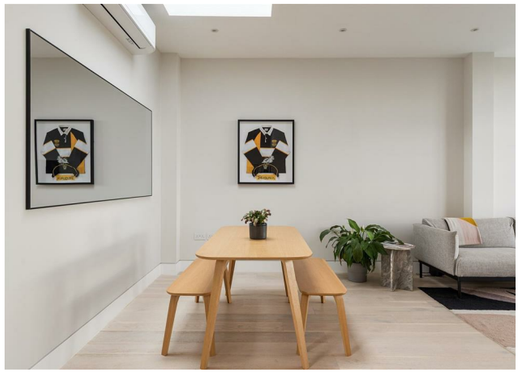
Features:

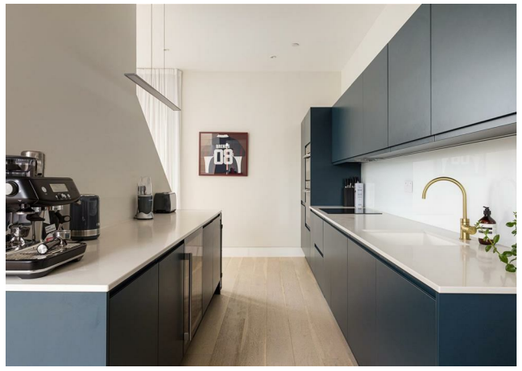
- Three Double Bedrooms
- Duplex Split Level Flat
- Modern Build
- Immaculately Presented
- Private Roof Terrace
- Over 1250 Sq Ft
- Next to Walthamstow Central Station
- Walking Distance to Walthamstow Village
- Air Conditioning
- Solar Panels

A unique three-bedroom penthouse apartment in the heart of Walthamstow, arranged over multiple levels with Walthamstow Central station right alongside and the Village within easy reach. Set within a modern building, there's over 1,250 sq ft of space inside, three double bedrooms, impressive high ceilings and a superb private roof terrace above.

REQUEST A VIEWING
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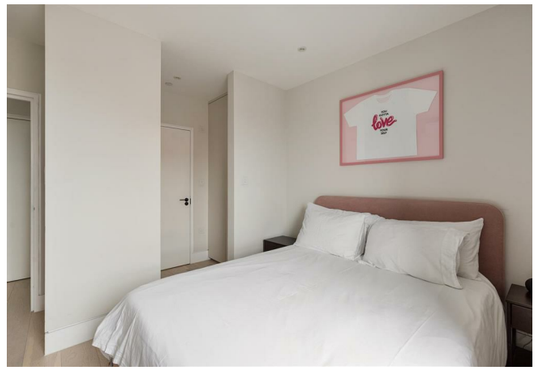


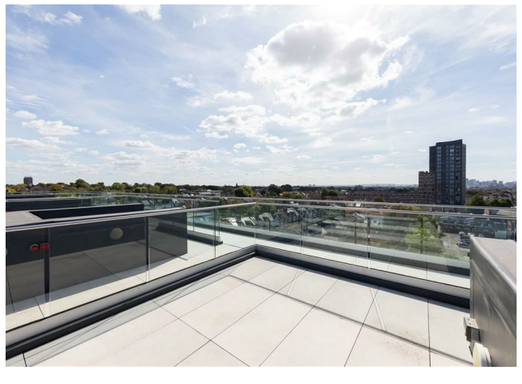












IF YOU LIVED HERE..

The lower level is dedicated to the sleeping space, with three double bedrooms arranged around the landing. Each has a calm, pared-back finish, with soft neutral walls, timber-effect flooring and plenty of natural light. One bedroom has its own contemporary ensuite shower room and air conditioning, while a further shower room serves the rest of the floor. There's also a separate utility room, keeping laundry neatly away from the main living areas.

Head upstairs and the apartment opens into an expansive reception room and kitchen, where the high ceilings add to the sense of space. Large black-framed windows bring in an abundance of daylight, while pale flooring and crisp white walls keep everything feeling bright and open. There's ample room for separate lounging and dining areas, and the kitchen sits to one side with deep blue cabinetry, pale worktops and a long run of preparation space. Air conditioning has also been installed in the main living area, adding another practical touch. Immaculately presented throughout, the interiors feel clean, contemporary and thoughtfully finished.

One more flight takes you up to the private roof terrace. It's a particularly special part of this unique penthouse, with a generous paved area, glass balustrades and far-reaching views across Walthamstow and beyond. There's plenty of room for outdoor seating and dining, creating an additional space to enjoy throughout the warmer months.

WHAT ELSE?

Residents can enjoy the added benefit of on-site leisure facilities, including a well-equipped gym and sauna, providing a convenient space to exercise, unwind and relax without leaving the building.
Walthamstow Central is right next door, putting both the Victoria line and London Overground within exceptionally easy reach for journeys across London.
Walthamstow Village is nearby, with Orford Road home to independent shops, restaurants and pubs including The Queen's Arms and The Nag's Head.



A WORD FROM THE OWNER...

"The penthouse apartment has so much natural light from the skylights, big windows, and being south-facing. I really notice it in winter especially — the light keeps the mood up when the days get short. The flat is right next to the tube and Overground, and a short walk to the village - so handy! I love being close to Soho Theatre and the cinema — I sometimes go in my pjs with just a coat thrown over myself. The building has a gym and sauna, so convenient, and I also love Fantastic Creatures, a great boutique community gym just around the corner. There's always something new popping up at Walthamstow Market nearby, and I love a morning walk through the village to St Mary's Church garden."

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