

Second Floor

Total Area: 72.0 m² ... 775 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/ Reception Room
25'5" x 11'5"

Balcony
10'4" x 7'9"

Bedroom
11'3" x 9'4"

Bedroom
12'8" x 10'0"

Ensuite
7'5" x 5'6"

Bathroom
7'1" x 6'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(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	



CHAMPNESS CLOSE, WALTHAMSTOW Offers In Excess Of £490,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Flat
- Second Floor
- Beautifully Presented
- Two Bathrooms
- Close to Blackhorse Road Station
- Communal Bike Storage

This beautifully presented two bedroom flat sits on the second floor of a modern development close to Blackhorse Road Station, with the Wetlands, the Beer Mile and all the energy of this part of Walthamstow close at hand. It's a well connected spot, but one that still leaves room for slower mornings, weekend walks and an easy everyday rhythm, with communal bike storage adding another practical touch to daily life.

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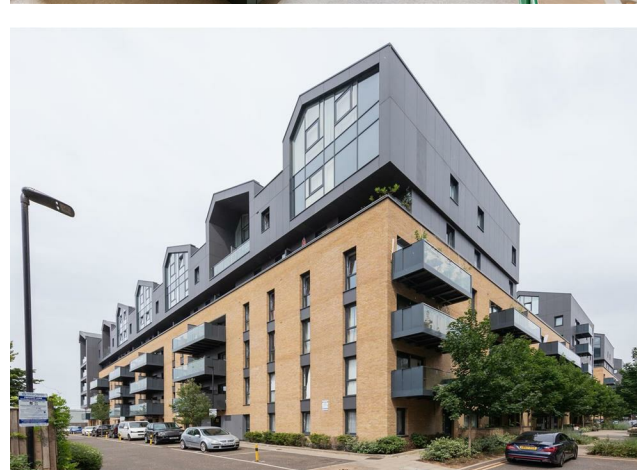
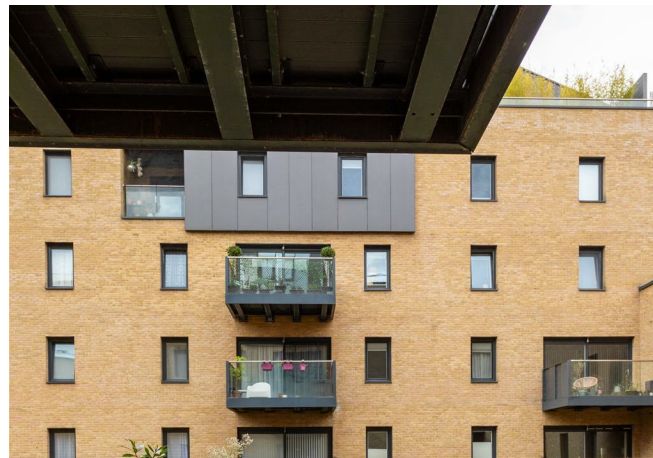
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IF YOU LIVED HERE.....

Step inside and you're greeted by a welcoming hallway that sets the tone for the rest of the home. The main living space is a generous open plan kitchen and reception room, arranged with plenty of space for both relaxing and dining. Doors open straight onto the large balcony, which gives the room an extra sense of light and openness and makes it easy to spill outside when the weather is warm.

The kitchen is neatly finished with a contemporary feel, designed as an open and sociable part of the room, so it works just as well for quiet evenings in as it does for having people over. The overall finish is smart and well considered, with a calm, modern look that runs consistently through the flat, while ample storage space adds to the sense of practicality.

Both bedrooms are good doubles, which gives the layout a pleasing sense of balance. The principal has the added benefit of an en suite shower room, while the main bathroom is set

separately off the hall, making the second bathroom especially useful for guests or simply giving the home a greater sense of flexibility. Landscaped communal gardens form the centrepiece of the development, with a broad lawn threaded through by curving pathways, planted borders, mature trees and well placed seating. It gives residents a shared outdoor setting that feels green, settled and thoughtfully designed.

WHAT ELSE?

- Blackhorse Road Station is less than five minutes on foot, putting both the Victoria line and London Overground within very easy reach.
- Yonder, Wild Grains, SlowBurn and Big Penny Social are all a short walk away, so you're brilliantly placed for climbing, coffee, fresh pastries and lively evenings close to home.
- Walthamstow Wetlands is close at hand for long walks, open views and a quieter rhythm whenever you want to step away from the pace of the city.



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 ASSISTANT BRANCH MANAGER

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