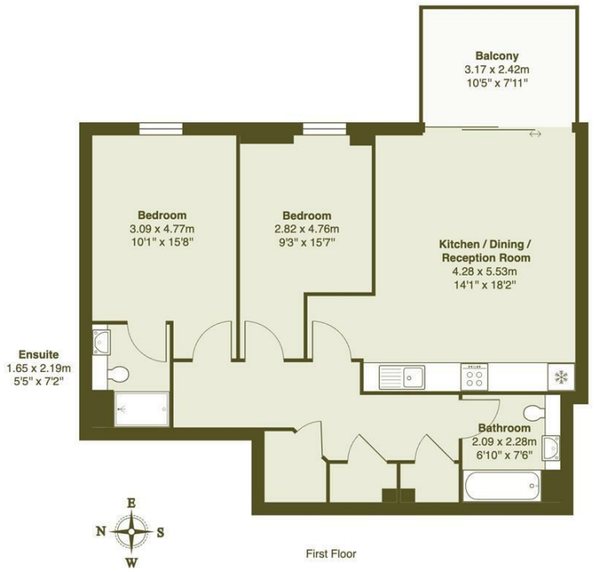
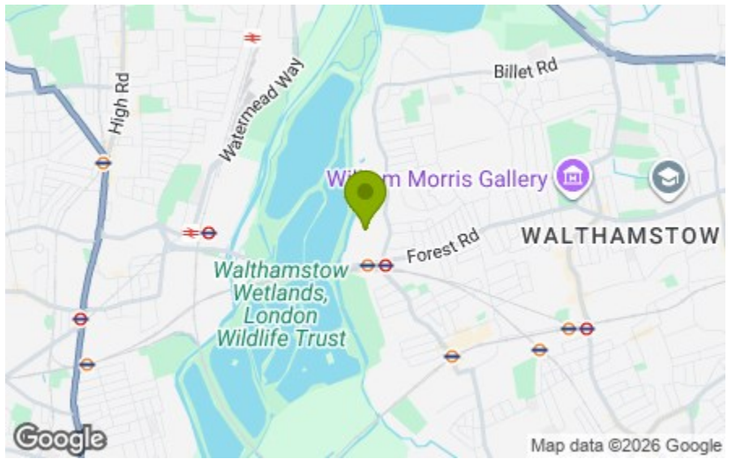
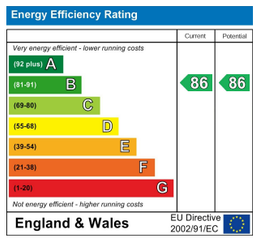


First Floor

Total Area: 74.7 m² ... 804 ft² (excluding balcony)

All measurements are approximate and for display purposes only





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CHAMPNESS CLOSE, LONDON

£2,400 Per Calendar Month

2 Bed Apartment - Purpose Built

Features:

- Available January
- Modern Apartment
- Two Bedrooms
- Two Bathrooms
- Sleek Interior
- Private Balcony
- Plethora of Amenities Close By
- Close to Blackhorse Road Station

Set within a sleek development in one of E17's prime locations, this two-bedroom, two bathroom apartment is packed with highlights, from the private balcony, bike storage and landscaped communal grounds to the open plan kitchen/reception, abundance of light and immaculate decor. The Blackhorse Road neighbourhood is absolutely thriving, full of top rated food and drink-based amenities, excellent transport links and luscious greenery, including the fantastic Walthamstow Wetlands.

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IF YOU LIVED HERE...

It's an area that's now renowned across the capital as a hub for entertainment, and you're right in the heart of it, enjoying modern living at its best...

Up on the first floor, your open plan kitchen/living room is bursting with natural light, with smart flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has glossy cabinets and contemporary appliances, so hosting will be top of the list when you settle in.

The bedrooms are just as smart, with more of spotless decor. One has a contemporary ensuite, while there's another sleek bathroom off the spacious hallway. The balcony will be your favourite spot for relaxing - and it's covered so you can enjoy it rain or shine.

Perhaps surprisingly for some, there's an abundance of green space; the fantastic Walthamstow Wetlands is only a few minutes away, but the urban amenities are just as tempting...

Top rated restaurant SlowBurn is strolling distance, while the impressively designed bouldering studio Yonder is even closer. You'll find a similar creative energy at Blackhorse Workshop, a studio where you can sign-up for fantastic part-time courses. If drinking is on the agenda, you'll be delighted to discover that you're a short skip from the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food.

It's a few minutes on foot to Blackhorse Road station, where you have access to both the Victoria and Suffragette lines. Buses are plentiful too.



WHAT ELSE?

- Walk to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre Forest Cinema.

- You can enjoy the benefit of being just over a mile from Soho Theatre Walthamstow, which has a packed calendar of events which draw visitors from across the capital.

- Just a few mins away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. You can also order a changing selection of small sharing plates and wine by the glass at the bar. Five minutes beyond that, you've even got an original Banksy, preserved within the Bonners fish and chip shop signage.

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