



Kitchen/Reception Room
20'8" x 11'6"
 Balcony
10'11" x 7'5"
 Bathroom
7'2" x 6'8"
 Bedroom
17'2" x 9'7"
 Bedroom
13'3" x 9'0"
 Ensuite
7'2" x 5'6"

Total Area: 73.6 m² ... 793 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



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 £500,000 Leasehold
2 Bed Flat



Features:

- Chain Free
- Second Floor Flat
- Two Bedrooms
- Two Bathrooms
- Private Balcony
- Close to Blackhorse Road Station

Set on the second floor of a contemporary development, this well arranged two-bedroom, two bathroom apartment offers balanced proportions and a modern finish throughout. Designed with comfort and careful consideration at its core, the layout includes a private balcony extending from the main living area, adding an outdoor element to the interior. Positioned close to Blackhorse Road Station and within easy reach of Walthamstow Wetlands, it brings together strong transport links and expansive green space, making it a compelling choice in this evolving part of Walthamstow.

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IF YOU LIVED HERE...

Warm brickwork and projecting balconies give the building a confident presence, softened by mature planting that enhances the approach from the street.

Inside, a welcoming hallway with built in storage leads through to a generous kitchen and reception room where full height glazing draws in natural light and opens directly onto the balcony, allowing the living space to extend outdoors. There is ample room for both seating and dining, and the kitchen's soft matte cabinetry, tiled splashbacks and warm work surfaces sit comfortably within the layout, creating a cohesive and sociable setting. The balcony itself offers open views across the skyline with plenty of space to sit and enjoy the outlook.

Two well-proportioned bedrooms continue the sense of balance found throughout the apartment. The principal room benefits from its own ensuite, finished in contemporary tiling with a walk in shower and wide mirror that enhances depth and light. A further double bedroom offers comfortable dimensions and a composed, spacious feel. The main bathroom is equally refined, complete with a full-sized bath and overhead shower set against textured tiling for a clean, modern finish.

Landscaped communal gardens sit at the heart of the development, centred around a broad lawn with winding pathways, planted borders, mature trees and thoughtfully

positioned seating areas that create a green, established setting for residents to enjoy.

Beyond the home, this part of Walthamstow is rich in independent food, drink and leisure options, with a wide range of choice close at hand. Café RODI is a neighbourhood favourite, known for substantial brunch plates and an easy going dining style, while SlowBurn has built a strong local following for its carefully roasted specialty coffee and thoughtful café menu. Big Penny Social, part of the Walthamstow Beer Mile, occupies a vast former warehouse and hosts live events, street food traders, markets and sport screenings throughout the year. When green space calls, Walthamstow Wetlands delivers miles of walking routes around open reservoirs, along with birdlife, cycling paths and far reaching views across the water.

WHAT ELSE?

Blackhorse Road Station is an 8 minute walk, putting swift Victoria line and London Overground services almost on your doorstep. With frequent trains and excellent cross-London connections, getting into central London or across the capital feels effortless, making this a particularly well positioned base for both work and weekends.



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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