



Papermill Place | | London | E17 6GL

Offers In Excess Of £356,000



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- Two Bedroom Second Floor Purpose Built Apartment
- Private Balcony
- Two Double Bedrooms
- Communal Gardens & Communal Terrace on the Fourth Floor
- Long Lease with 109 Years Remaining
- Allocated Parking via Secure Underground Car Park
- Sought After Location
- Double Aspect Open Plan Lounge/Kitchen/Diner





Discover the ideal blend of contemporary living and community spirit in this beautifully presented two-bedroom apartment, located on the second floor of the sought-after Papermill Place development in E17. With thoughtful design throughout and a vibrant neighbourhood on your doorstep, this home is perfect for professionals, couples, or young families seeking both comfort and convenience.

Step inside to find two generously sized double bedrooms, including a peaceful master bedroom and a second bedroom. At the heart of the home is a bright and spacious open-plan living area, where the lounge, kitchen, and dining space come together under a canopy of natural light from double-aspect windows. The sleek, modern kitchen is fully fitted with integrated appliances, ideal for everyday living and entertaining guests.

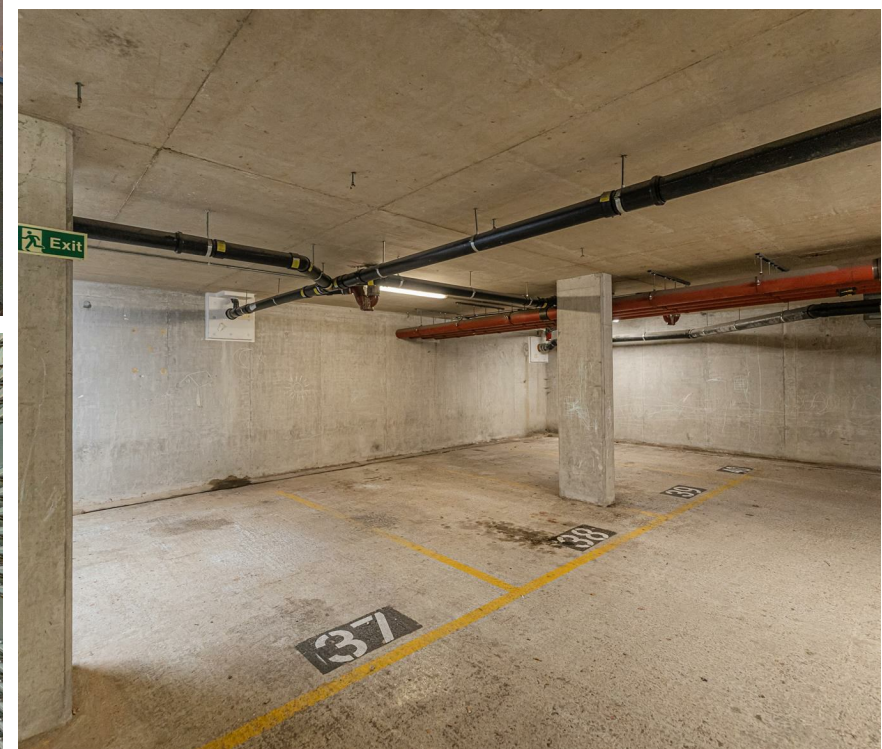
A private balcony extends your living space outdoors, perfect for morning coffees or winding down in the evening. Two floors above, a secure and rarely-used communal terrace provides a handy spot for bike storage or extra items. Residents also benefit from allocated parking in a secure underground car park, lift access to all floors, and dedicated bike storage.

With 109 years remaining on the lease, this home offers long-term peace of mind.

Papermill Place is known for its friendly, close-knit community where neighbours look out for one another and a genuine sense of belonging thrives. Just a ten-minute walk away, you'll find The Big Penny Social-a local favourite for live events, craft beer, and excellent food-alongside a cluster of six brewery taprooms offering artisan dishes. Nature lovers will appreciate the nearby Walthamstow Wetlands, Europe's largest urban nature reserve, providing a peaceful haven for walks, birdwatching, and relaxing by the water.

The area continues to evolve with a growing number of independent gems such as Wood Street Coffee and Slow Burn, both celebrated for their vibrant atmospheres and plant-based menus.

Commuting is easy with



Entrance Hall

The entrance hall provides a welcoming space with practical storage cupboards and access to all main rooms within the apartment. It features a neutral décor with wood-effect flooring and modern fittings.

Lounge/Kitchen/Diner

19'8" x 12'0" (6.0m x 3.7m)

This spacious open-plan lounge, kitchen, and dining area is bright and welcoming, featuring large windows and sliding doors that lead out to a balcony. The kitchen is fitted with sleek white cabinets and integrated appliances, creating a clean and modern look. The space is enhanced by light wood flooring and neutral tones, making it perfect for relaxing or entertaining.

Balcony

10'11" x 3'5" (3.3m x 1.1m)

A private balcony accessed from the lounge area offers an outdoor space ideal for seating or bicycles. It is bordered by a natural reed screen for privacy and overlooks the surrounding modern development, providing an urban view.

Bedroom One

15'9" x 8'10" (4.8m x 2.7m)

This generous double bedroom features a calm and restful ambience with soft green walls and a large window allowing natural light to fill the room. The space accommodates a double bed and includes a built-in wardrobe providing practical storage solutions.

Bedroom Two

12'5" x 12'2" (3.8m x 3.7m)

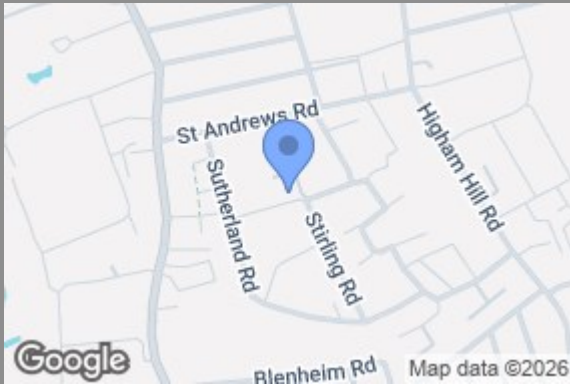
A second double bedroom offers a bright atmosphere with a window to the exterior, ample space for a bed, and plenty of room for storage or personal touches. The room's layout is ideal for use as a bedroom or a multipurpose room depending on your needs.

Bathroom

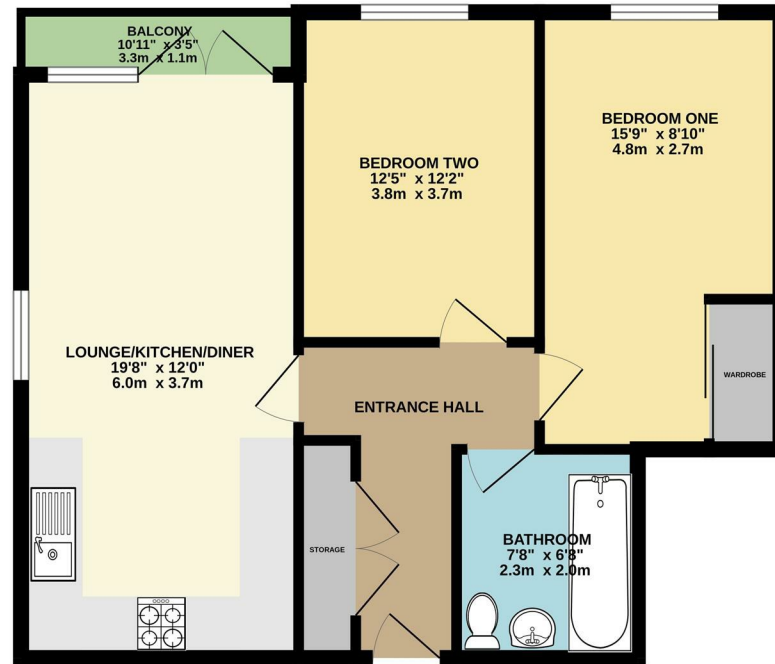
7'8" x 6'8" (2.3m x 2.0m)

The bathroom includes modern fittings with a white suite comprising a bathtub with overhead shower, washbasin, and toilet. The walls are tiled in a fresh, light palette with subtle decorative tiling details, creating a clean and functional space.





SECOND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq. ft. (62.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band C EPC Rating

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

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