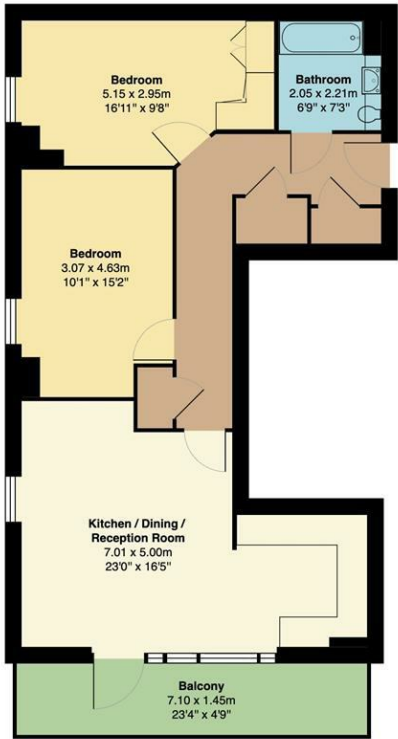




Fourth Floor

Total Area: 76.3 m² ... 822 ft² (excluding balcony)
All measurements are approximate and for display purposes only

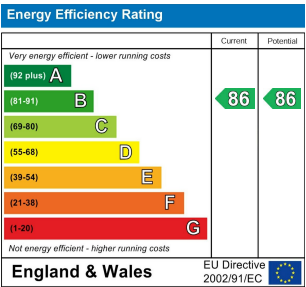
Kitchen/Dining/Reception Room
22'11" x 16'4"

Balcony
23'3" x 4'9"

Bedroom
10'0" x 15'2"

Bedroom
16'10" x 9'8"

Bathroom
6'8" x 7'3"



CHAMPNESS CLOSE, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
2 Bed Flat



Features:

- 2 Bedrooms
- Approx. 822 Square Feet
- Balcony
- New Build Development
- On the Doorstep of Blackhorse Road Station
- Fourth Floor

A bright two-bedroom flat on the fourth floor of a modern development in Walthamstow's Blackhorse Road neighbourhood. With a generous balcony and Blackhorse Road station on the doorstep, you're brilliantly placed for both getting around and enjoying the area's growing collection of independent places.

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E4 & N17
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0203 369 6444

E17 & E10
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E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
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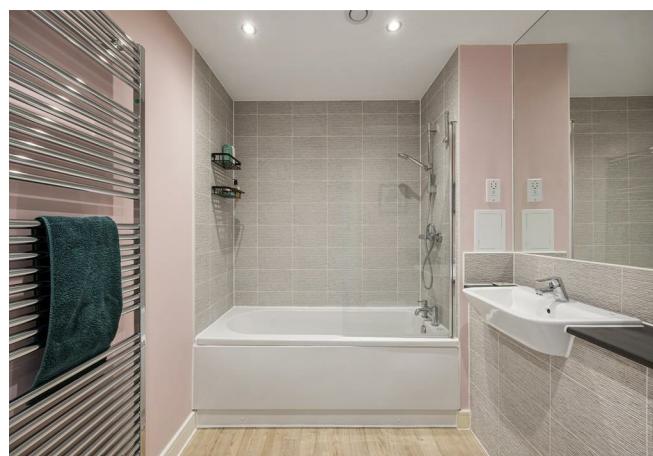
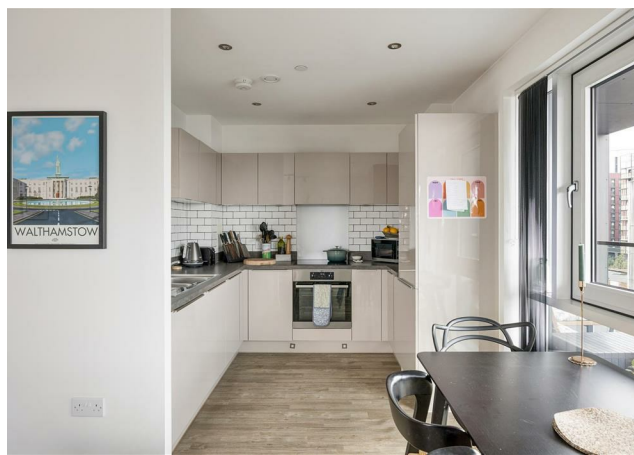
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IF YOU LIVED HERE...

The entrance hall runs through the centre of the flat, leading first to the open-plan kitchen, dining and reception room, with sweeping views over the Wetlands. It's a wonderfully generous space, with pale wood-effect flooring and a clean, contemporary kitchen set to one side, finished with white cabinetry, tiled splashbacks and dark worktops. There's plenty of room to create distinct dining and lounging areas, while a wide run of glazing brings in natural light and opens directly onto the balcony. Stretching across the width of the living space, it offers plenty of room for seating, plants and time outdoors.

Both bedrooms sit further along the hall. The larger is particularly spacious, with built-in wardrobes, while the second has been given plenty of personality with a deep blue feature wall and works equally well as a bedroom with room for a desk. Both are carpeted for a softer finish. The bathroom is nearby, pairing grey tiling with blush-toned cabinetry, a dark worktop and a bath with shower above.

WHAT ELSE?

- Blackhorse Road station is on your doorstep, giving you Victoria line and Suffragette Overground services for straightforward connections across London.
- The neighbourhood has become one of Walthamstow's liveliest creative pockets. Big Penny Social, Signature Brew Blackhorse Road and Exale Taproom are all part of the nearby Blackhorse Beer Mile, alongside an ever-growing collection of independent producers.
- Blackhorse Workshop Cafe and Blackhorse Workshop are close by, with the latter home to a community of makers, creative studios, courses and open-access workshop space.



WORD FROM THE OWNER...

"We've lived in the Blackhorse Road area for eight years and absolutely love the location; how close it is to the wetlands, local breweries, independent cafes, shops and parks. It's so easy to commute into London on the Victoria line and various Overgrounds stations nearby. Our flat has been a wonderful home to us over the past six years and we have so many memories here. The open plan living space is ideal for hosting and it's lovely to be able to spill out onto the private West-facing balcony, overlooking the wetlands. We've lost count of the number of sunset photographs we've taken over the years! The block has got a lovely community feel about it to, with amazing neighbours all looking out for each other. The time has come for us to find a new home in the area for our growing family, but we will miss this flat so much."

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