

Fourth Floor  
Total Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

- Bathroom  
6'8" x 7'3"
- Kitchen / Dining / Reception Room  
12'11" x 19'9"
- Bathroom  
2.05 x 2.21m  
6'9" x 7'3"
- Ensuite  
2.28 x 1.65m  
7'6" x 5'5"
- Balcony  
32'1" x 5'3"
- Bedroom  
2.64 x 3.58m  
8'8" x 11'9"
- Bedroom  
3.01 x 3.57m  
9'10" x 11'8"
- Bedroom  
8'7" x 11'8"
- Bedroom  
9'10" x 11'8"
- Ensuite  
7'5" x 5'4"



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 £475,000 Leasehold 2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Fourth Floor
- Private Balcony
- Two Bathrooms
- Moments from Walthamstow Wetlands
- Close to Blackhorse Road Station

A bright and thoughtfully arranged two-bedroom apartment on the fourth floor of a modern development, moments from Walthamstow Wetlands and close to Blackhorse Road Station. With a private balcony, two bathrooms and a sociable open-plan living space, it's well placed for green escapes, independent favourites and easy connections across London.

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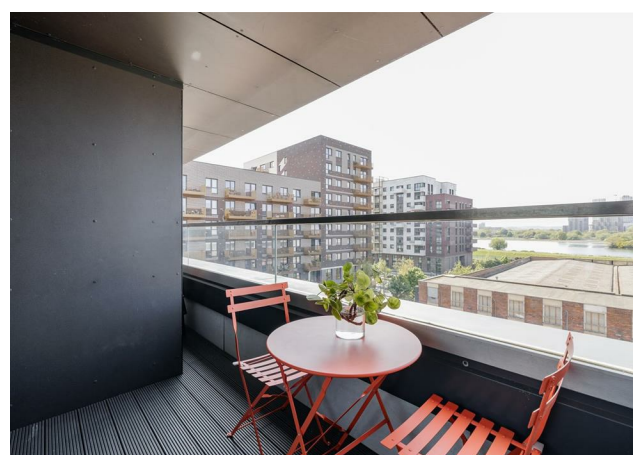
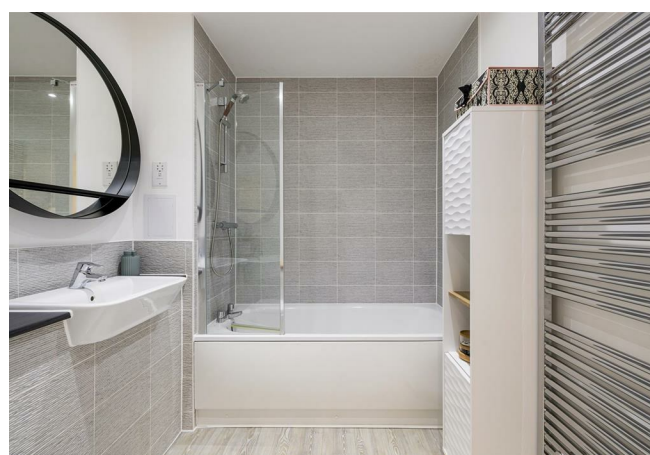
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#### IF YOU LIVED HERE...

Your main living space would feel calm and open, with the kitchen, dining and reception areas sitting together in one generous room. Pale flooring, clean white walls and well-placed shelving give the space a fresh, easy feel, while sliding doors open straight onto the private balcony.

The balcony runs along the apartment, giving you a lovely outdoor spot for morning coffee, evening drinks or a little planting. Back inside, the kitchen is neatly arranged with sleek cabinetry, integrated appliances and plenty of room nearby for a dining table and relaxed seating.

Both bedrooms are well proportioned, with soft neutral

finishes and good natural light. The principal bedroom has built-in storage and its own ensuite shower room, while the second bedroom sits close to the main bathroom, making the layout practical for guests, sharers or working from home. Residents also benefit from an inner courtyard with a landscaped garden, offering a shared green space to enjoy closer to home.

#### WHAT ELSE?

- Blackhorse Road Station is close by, with Victoria line and Overground links for quick journeys across London.
- Walthamstow Wetlands is moments away, offering wide skies, waterside paths and a peaceful change of scene whenever you need it.
- You'll have some brilliant local favourites nearby, including SlowBurn, Big Penny Social, Yonder and Wild Grains.



#### A WORD FROM THE OWNER...

"We moved into this flat in 2022 and fell in love with the view straight away. Being on the fourth floor, west-facing, you get incredible light through the afternoon and evening, and the outlook over Walthamstow Wetlands is something most flats in this development simply don't have. The location is hard to beat. Blackhorse Road station is a three-minute walk, and the Wetlands are right on your doorstep for walks and wildlife. The Beer Mile is around the corner with some brilliant taprooms and breweries, there are excellent bakeries nearby, and we've got a climbing centre within walking distance too. Walthamstow Village with its independent cafes and restaurants is a short stroll away. It's a lovely flat to come home to, and we'll miss the sunsets from the balcony."

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