

Kitchen/Lounge/Diner
22'10" x 18'11"

Bedroom
15'5" x 8'0"

Bedroom
15'5" x 9'5"

Bathroom
7'7" x 3'3", 187'0"

FOURTH FLOOR

Total Area (Excluding Terrace): 67.2 m² ... 724 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	96
(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	



CHURCH HILL, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Fourth Floor
- Open Plan Kitchen Living Area
- Private Balcony
- Beautifully Presented
- Gym
- Moments from Walthamstow Central Station
- Chain Free

A light-filled two bedroom apartment set on the fourth floor of a contemporary development on Church Hill, right in the heart of Walthamstow. Beautifully presented and thoughtfully arranged, with a private balcony, residents' gym and Walthamstow Central Station just moments away, you're perfectly placed for swift connections and the rich mix of independent shops, cafés and green spaces that make this neighbourhood so well loved.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

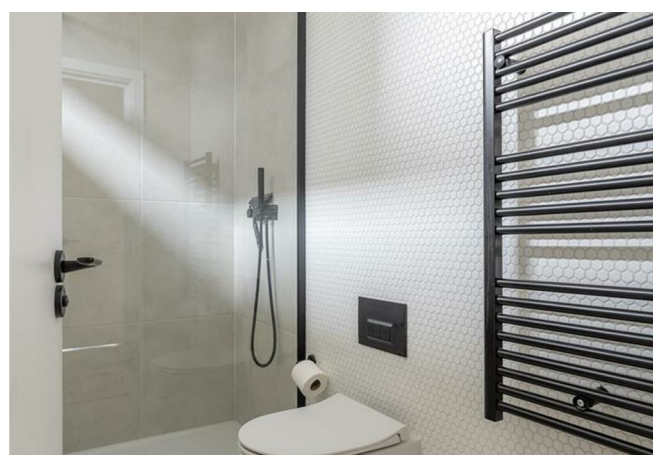
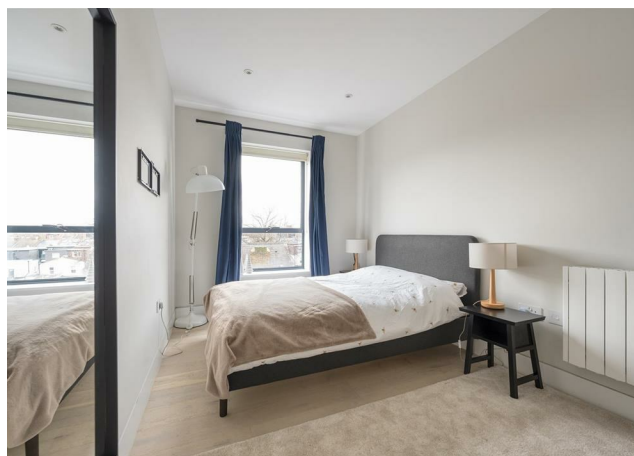
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

Stepping inside, you're welcomed into a generous open plan kitchen and living area, designed with everyday living in mind. Large windows draw in plenty of daylight, giving the space a bright and airy feel, while the kitchen sits neatly to one side with modern units and integrated appliances for a clean, cohesive finish. There's plenty of room for both dining and relaxing, making it easy to host friends or settle in for a quiet evening. Doors lead directly out to your private balcony, an inviting spot for morning coffee or a breath of fresh air above the rooftops.

Both bedrooms are well proportioned doubles, finished in calm, neutral tones and offering a comfortable sense of

retreat. The bathroom is sleek and contemporary, with quality fittings and a carefully considered layout. Throughout, the apartment feels beautifully maintained and ready to move into, with lift access and the added benefit of an on site gym for residents.

WHAT ELSE?

You're a short stroll from the historic charm of Walthamstow Village, where cobbled streets lead to neighbourhood favourites such as Eat 17 and The Queens Arms. In the other direction, Lloyd Park offers open green space, tennis courts and weekend markets. With the Victoria line and Overground from Walthamstow Central close at hand, you can be in the City or West End in around twenty minutes, before returning home to the calm of Church Hill.



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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