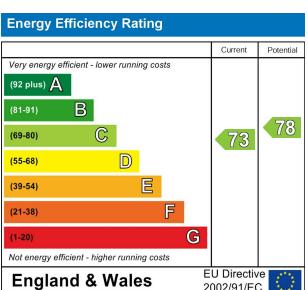


FIRST FLOOR

Total Area: 47.1 m<sup>2</sup> ... 507 ft<sup>2</sup>  
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.

Reception  
15'1" x 10'10"  
Bedroom  
9'2" x 10'4"  
Kitchen/Diner  
10'8" x 9'6"  
Bathroom  
7'10" x 6'0"  
Storage  
Shared Garden  
47'6" x 16'2"



## COPPERMILL LANE, WALTHAMSTOW Offers In Excess Of £400,000 Share of Freehold 1 Bed Flat



### Features:

- One Bedroom Apartment
- First Floor
- Recently Refurbished by the Current Owner
- Shared Garden
- Short Walk To Blackhorse Road Station

This first-floor one-bedroom apartment has been recently refurbished, presenting a fresh and well-finished home ready to move into. The layout is thoughtfully arranged, making it an ideal choice for first-time buyers or those looking for a smart London base. A shared garden adds valuable outdoor space, creating a natural extension to the living environment. The location is equally appealing, with Blackhorse Road station just a short walk away, providing excellent transport connections while keeping everyday amenities within easy reach.

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#### IF YOU LIVED HERE...

A characterful brick façade with traditional detailing gives the property a strong, well-balanced street presence. Arched brickwork around the entrance adds visual interest, sitting comfortably within a neat residential terrace and reflecting the building's period origins. Stepping inside, the first-floor hallway sets a clean, neutral tone, with pale walls and natural wood flooring underfoot creating a sense of continuity as you move through the home. From here, the reception room opens up as a generously proportioned living area, where decorative coving adds subtle definition at ceiling level. Multiple windows allow daylight to move easily through the room, making it well suited to both everyday living and entertaining. The bedroom continues the same fresh, understated approach, with softly finished walls, pale flooring and built-in storage keeping the room feeling tidy and flexible for different layouts.

The kitchen/diner is arranged as a single, cohesive room, offering a practical and comfortable setting for daily use. Light cabinetry and neutral finishes give it a contemporary edge, keeping the room feeling fresh and considered. Nearby, the bathroom is finished in a crisp palette, with dark flooring adding contrast and a bath with overhead shower neatly incorporated, alongside a useful

storage cupboard. Outside, a generously sized shared garden provides an established, green backdrop, framed by mature trees and planting, with plenty of room to enjoy quieter moments or informal gatherings throughout the year. The surrounding area offers a lively mix of independent spots, green spaces and cultural draws. St James Street is home to CRATE, a popular local hub for food, drink and creative studios, while Weirough Bakery is well known for its artisanal bakes and relaxed neighbourhood feel. For evenings out, Big Penny Social forms part of the wider Walthamstow Beer Mile, bringing together breweries, events and street food, with Soho Theatre Walthamstow adding a strong cultural presence with comedy, theatre and live performances. St James Park is minutes away and offers a pleasant stretch of greenery, while the expansive Walthamstow Wetlands offers miles of walking routes, reservoirs and wildlife, creating a distinctive balance between urban energy and open landscapes.

#### WHAT ELSE?

Transport links are well placed, with St James Street station a seven-minute walk away, providing direct Overground services into central London. Blackhorse Road station is twelve minutes on foot, giving access to the Victoria line as well as Overground connections, making this a convenient location for commuting while still feeling firmly rooted in its local neighbourhood.



#### 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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