

Total Area: 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/ Reception Room  
27'7" x 12'11"

Balcony  
11'1" x 6'7"

Bedroom  
13'7" x 9'10"

Bedroom  
11'9" x 9'1"

Ensuite  
7'1" x 5'4"

Bathroom  
7'1" x 6'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 £500,000 Leasehold 2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Second Floor
- Beautifully Presented
- Two Bathrooms
- Private Balcony
- Communal Gardens
- Close to Blackhorse Road Station

A beautifully presented two bedroom apartment on the second floor of a modern development in a well connected part of Walthamstow, moments from Blackhorse Road Station. With a large private balcony, communal gardens and generous proportions throughout, it offers easy, well balanced living close to the wetlands, much loved independent cafés and the ever popular Blackhorse Beer Mile.

REQUEST A VIEWING  
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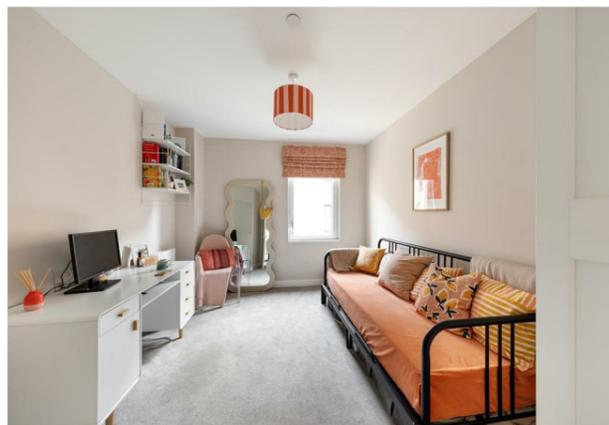
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#### IF YOU LIVED HERE....

Step inside and the sense of space is immediate. The hallway gives way to a spacious kitchen and reception room, stretching to more than twenty seven feet in length, with clean lines, warm timber flooring and plenty of room to zone for cooking, dining and relaxing. The kitchen sits neatly along one side, with integrated appliances keeping the finish streamlined and practical, while glazed doors at the far end open onto a large private balcony, with plenty of room for dining outdoors in the warmer months.

Both bedrooms sit peacefully away from the main living space. The principal bedroom is a generous double with its own ensuite shower room, while the second bedroom is also a comfortable double, ideal for guests, working from home or a growing household. A main bathroom sits off the hallway, which means the layout is as functional as it is well considered. Both bathrooms are smartly finished with modern grey tiling, and throughout the apartment the overall feel is calm and contemporary, with a light touch that makes the whole home feel settled and easy to live in.

Life beyond your front door is just as appealing. This part of Walthamstow has a

lovely mix of independent places to eat, drink and spend time, all within easy reach. Café Rodi is a firm local favourite for generous brunches and relaxed meals, while SlowBurn is well regarded for its carefully roasted coffee and thoughtful menu. A short hop away, Big Penny Social brings together food traders, live events, screenings and markets in a vast former warehouse setting, right at the heart of the Blackhorse Beer Mile. When you want a change of pace, Walthamstow Wetlands offers miles of walking and cycling routes, open water, abundant birdlife and wide, restful views.

#### WHAT ELSE?

- Blackhorse Road Station is around an eight minute walk away, putting Victoria line and London Overground services within easy reach for quick journeys into central London and across the capital.
- Nature lovers will appreciate the vast open spaces of Walthamstow Wetlands, Europe's largest urban nature reserve, covering 500 acres, with waterside walks, cycling routes and a real sense of escape close to home



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

"We have absolutely loved our time living in this flat, in this location. Blackhorse Road has so much to offer - we've spent many a lazy Sunday in Big Penny for a roast, popped to Pretty Decent for pizza and pints with friends, and spent mornings in the lovely independent cafes and coffee shops. There are pop-up food trucks usually about once per week, and there's also loads of cool workshops and community events at Big Penny. Our next door neighbours are fab - it's been nice that the block is fairly small (12 flats), so you feel like you know your neighbours and help each other out when needed. The wetlands are literally 8 mins walk and could be in countryside and there are some lovely walks along the canal. And the tube is 4 mins walk and gets you to Kings Cross in 15 mins. It really does have the best of everything as an area! We love our view of the wetlands from the flat - the balcony gets the sun in the afternoons, it's a bit of a sun trap with the glass and the shelter - so we love sitting out there for dinner in the spring/summer. It's on a quiet street so even though the main road is a stone's throw, you never hear the noise. We will miss living here so much!"

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