



## Champlness Close, Walthamstow, London

Set on the fifth floor of a well-maintained, purpose-built development, this bright one-bedroom apartment offers well-balanced living space and a practical layout—ideal for first-time buyers.

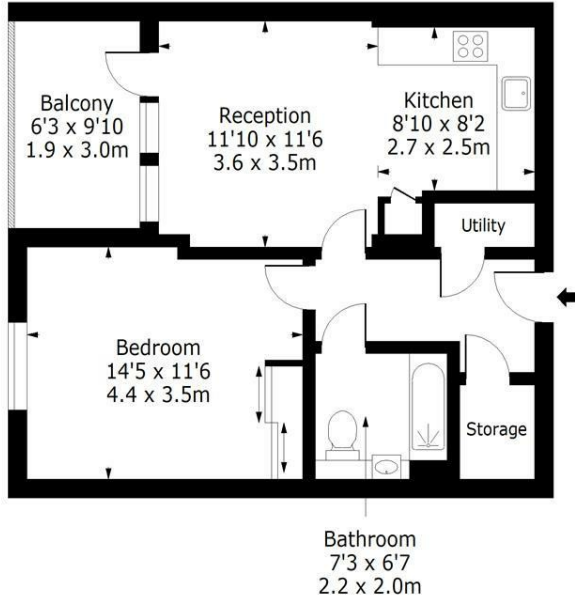
The property comprises a welcoming entrance hallway with built-in storage, leading to a generous reception room with ample space for both living and dining. A door opens onto a private balcony, providing a pleasant outdoor area and allowing plenty of natural light to fill the room. The well presented fitted kitchen is well arranged with a range of units and is complemented by a useful adjoining utility space.

The double bedroom is well-proportioned and comfortably accommodates bedroom furniture, while the bathroom is modern and neatly presented with a contemporary suite.

Further benefits include lift access, secure entry system, and a quiet residential setting with communal gardens.

- Fifth Floor One Bedroom Apartment
- Secure Entry System
- Private Balcony
- Quiet Residential Development
- EPC Rating B
- 0.3 Miles To Blackhorse Road Station
- Ample Storage Throughout
- 552 Sq Ft - 51.28 Sq M

**£385,000**



**Fifth Floor**  
Floor Area 552 Sq Ft - 51.28 Sq M

Champness Close E17



Approx. Gross Internal Area  
552 Sq Ft - 51.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		87	87
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		