



CHURCH PATH, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom
- Ground Floor Apartment
- Private Garden Space
- Attractive Kitchen Area
- Walking Distance From Orford Road
- Stone's Throw From Walthamstow Central
- Over 1000 Sq Ft
- Rare to Market

A truly unique, epically proportioned one-bedroom ground floor apartment, situated in the heart of the Walthamstow Village conservation area - set on a peaceful path that's still just a couple of minutes walk from Walthamstow Central and all the brilliant amenities around it.

Highlights on the inside include the open plan living area, spacious sun room and beautiful features, while on the outside you have a private patio, not to mention that eye-catching frontage.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be stretching out throughout the entire bottom floor of this rare to market period conversion, which comes in at over 1000 square foot total. The lounge/diner alone is over 500 square feet, with a separate kitchen set off to one side. Walk through the equally generous bedroom - almost 200 square feet - and you come to the 'sun room' - aka, a large conservatory leading out to the private patio at the back. Perfect for dining, whatever the weather. Countless unique touches are scattered throughout; the kitchen boasts an enviable stained glass ceiling. Not just a great conversation piece, it floods the room with natural light so you'll want to make the most of the breakfast bar. Elsewhere, the lounge features a beautiful mantelpiece, gorgeous cast iron radiators and original timber flooring. Meanwhile, the bathroom is truly unique with a separate walk-in shower area and thoughtful features, such as the vintage-style towel rail. Not only is it lovely to look at but the home has been very intelligently converted, with all dead space converted into storage areas. A floor plan this large normally means you're compromising on location. Not so here. Church Path is the quiet pedestrian walkway connecting Walthamstow Village with Walthamstow Central, as such you're perfectly positioned between the peace, quiet and award-winning bars and restaurants of Walthamstow Village, and the bustling facilities of Walthamstow Central, with its 20 minute straight run into Oxford Circus.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 15 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes east.
 - You'll love the quaintness that comes from Church Path overlooking the Vestry Museum, a hidden gem in the borough that recently opened fab new pasta cafe called Darling's on the premises.
 - If you leave your front door and head right, you'll come across the buzzing Walthamstow Central - packed with everything you could possible need. However, head left, around the corner and you'll reach the much-loved Nags Head, as well as the access point to the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
 E17 BRANCH MANAGER

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Lounge / Diner
29'2" x 18'4"

20'11" x 9'10"

Kitchen
12'5" x 7'10"

Bedroom
15'1" x 13'1"

Bathroom
12'5" x 7'10"

Sun Room



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