





3 Old Brewery Way, Walthamstow

Price Guide £500,000

Tenure : Leasehold

Floor Area : 721.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 2



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	



This beautifully presented two-bedroom, two-bathroom apartment offers stylish and contemporary living on the third floor of the sought-after Brewery development in the heart of Walthamstow. The heart of the home is a superb open-plan kitchen, dining and living room and a bright, generously proportioned space filled with natural light from full-height windows and finished with modern wood-effect flooring. The sleek kitchen is fitted with white gloss units, contrasting green metro-tiled splashbacks, stone-effect worktops and integrated appliances, flowing effortlessly into the reception area and out onto a private balcony with far-reaching views across the rooftops towards the City and Canary Wharf skyline, the perfect spot for morning coffee or unwinding at the end of the day. The apartment offers two well-proportioned double bedrooms, the principal benefitting from its own private en-suite, complemented by a separate contemporary shower room finished to a high standard with stylish grey metro tiling. Ample built-in storage, a private balcony and a well-designed layout complete this fantastic home, making it an ideal purchase for professionals, couples, first-time buyers and investors alike. Old Brewery Way sits within the popular, modern Brewery development, superbly positioned for everything vibrant Walthamstow has to offer. The apartment is exceptionally well connected, with St James Street station (London Overground) just moments away and Walthamstow Central station (Victoria Line and London Overground) within easy reach, providing swift and direct access into the City, Liverpool Street and the West End. The area is renowned for its creative spirit and community feel, with the independent shops, cafés, bars and restaurants of Walthamstow High Street home to Europe's longest daily street market right on your doorstep, along with the charming boutiques and historic pubs of Walthamstow Village. For leisure and the outdoors, the neon wonderland of God's Own Junkyard, the green open spaces of Lloyd Park and the William Morris Gallery, and the vast Walthamstow Wetlands nature reserve are all close by.





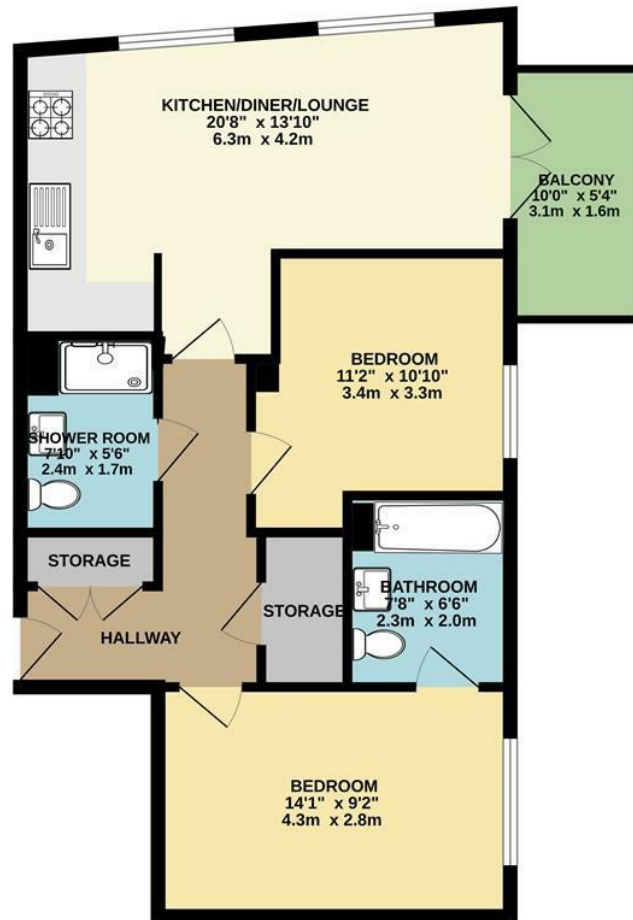


- Stylish Two-Bed, Two-Bath Third-Floor • Open-Plan Kitchen/Living Room Apartment
- Private Balcony With City & Canary Wharf Views
- En-Suite To Principal Bedroom
- Close To Walthamstow High Street, Village & Wetlands
- Long Lease
- Moments From St James Street & Walthamstow Central Stations

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THIRD FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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To view call **0208 503 6060**

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