



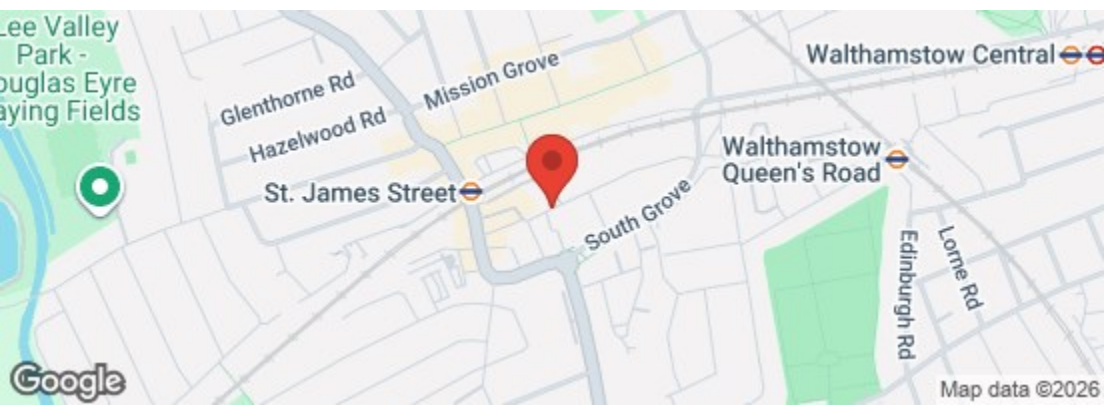
THIRD FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent, agent's employees and the advertiser accept no responsibility for any error, omission or misstatement. Map data ©2026

Council: | Council Tax Band: C | Floor Area: 721.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(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	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

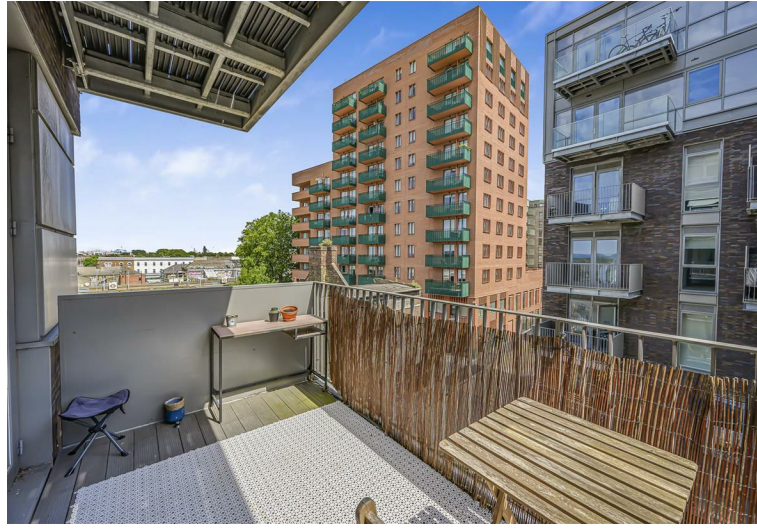


3 Old Brewery Way, Walthamstow, E17 7FE
Price Guide £500,000 Leasehold

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



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 benefiting 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.

