

oakheart



£550,000

Guide Price

Echelon Walk, Colchester

Guide Price: £550,000 - £575,000 Originally a striking Edwardian hospital built from attractive red brick, this landmark building has been converted into just 17 unique residences, blending period charm with contemporary design. High ceilings, sash windows, zinc detailing and underfloor-heated polished concrete floors create a distinctive, modern feel throughout.

The welcoming hallway leads to an impressive open-plan kitchen and dining space, ideal for entertaining. The German-engineered kitchen features premium NEFF appliances, sleek cabinetry and a substantial central island. A stylish partition subtly separates the kitchen from the spacious living room, where tall sash windows and a marble fireplace with cast iron ethanol burner

provide an elegant focal point. A cloakroom completes the ground floor.

Upstairs, a contemporary glass-balustraded staircase rises to a galleried landing, ideal as a home office or reading area. The principal suite provides an indulgent retreat, featuring a walk-in wardrobe, elegant en-suite bathroom and its own private sitting area. Two further well-proportioned bedrooms are served by a beautifully finished family bathroom, while an additional study area offers valuable flexibility for remote working or creative pursuits.

Externally, the garden provides a peaceful and private setting, with a well-kept lawn, established planting and enclosed boundaries perfect for outdoor dining

or relaxing in seclusion.

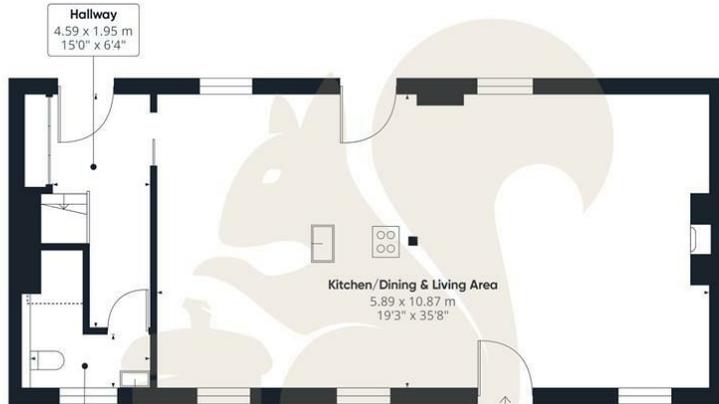
Positioned in North Colchester, close to the rapidly developing Northern Gateway, the property benefits from excellent local schooling, amenities and leisure facilities, including David Lloyd health club and a variety of restaurants. With swift access to the A12 and A120, and within easy reach of Colchester's mainline station offering direct services to London Liverpool Street, this exceptional home combines architectural heritage with outstanding convenience for contemporary living.





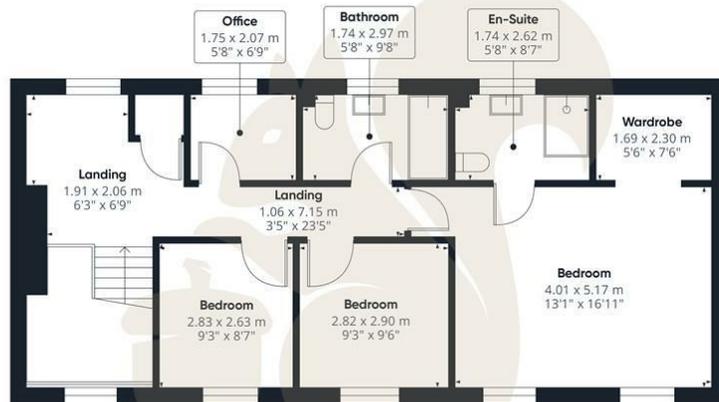






WC/Utility Room  
1.13 x 2.41 m  
3'8" x 7'11"

Ground Floor



Floor 2

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Approximate total area<sup>(1)</sup>

150.3 m<sup>2</sup>  
1618 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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