



Kitchen/Reception
 21'7" x 16'0"

Bedroom
 9'10" x 7'6"

Bathroom
 8'2" x 3'11"

TOTAL APPROX. FLOOR AREA 350 SQ.FT. (32.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | 81 | 81 |
| (61-81) B | | | |
| (49-60) C | | | |
| (35-48) D | | | |
| (29-34) E | | | |
| (21-28) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



VELLUM COURT, WALTHAMSTOW

£1,295 Per Calendar Month
 1 Bed Flat



Features:

- Available Early May
- One Bed/Studio
- Heating Included in Rent
- 0.5m to Blackhorse Road Station
- Ideal for Commuters
- No Parking Available
- Council Tax Band B
- EPC Rating B
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A stylish, contemporary studio/ one bedroom apartment in a modern complex near the Blackhorse Workshop creative hub and Blackhorse Road station. As an added bonus the heating is included within the rent! The grounds offer ample communal areas to relax and read a book or even have a BBQ. Close proximity to Blackhorse road tube station and buses it is also well situated for commuters. Call now to view!

REQUEST A VIEWING
 0203 397 9797

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IF YOU LIVED HERE...

You'll be enjoying the creative layout, with a wide entrance hall opening up into the 350 square foot kitchen/reception room. There's plenty of room for cooking, dining, entertaining or just chilling out.

The lounge area has engineered oak floorboards underfoot, while the kitchen segment features slate grey floor tiles and a full complement of fitted appliances. Design & decor throughout is smart and modern, with plenty of bespoke fitted storage.

Outside, Blackhorse Workshop is just around the corner. It's a great community space with all sorts of facilities and activities for creatives of all kinds. Blackhorse Road station is a half mile away on foot and will get you directly into Oxford Circus in just 20 minutes, with Walthamstow Central just one stop in the other direction.



There's plenty of blue and green space within walking distance, including Walthamstow Marshes, a Green Flag award winning nature reserve, and Higham Hill Recreation Ground.

WHAT ELSE?

- Even the beautiful Lloyd Park, with landscaped gardens, cafes and courts is within easy reach on foot.
- The shops and amenities of Forest Hill Road are just a half mile away on foot.
- Just one stop from Blackhorse Road, Walthamstow Central is where you'll find the Empire Cinema, Walthamstow mall and a wide choice of bars and restaurants.

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