

GROUND FLOOR
 APPROX. FLOOR AREA 46 SQ.FT. (3.7 SQ.M.)

1ST FLOOR
 APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 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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Bathroom
 9'6" x 4'11"

Kitchen/Reception
 19'0" x 10'9"

Bedroom
 13'1" x 9'10"

Bedroom
 9'10" x 8'10"

Garden
 50



HOVE AVENUE, WALTHAMSTOW

£1,695 Per Calendar Month
 2 Bed Apartment - Purpose Built

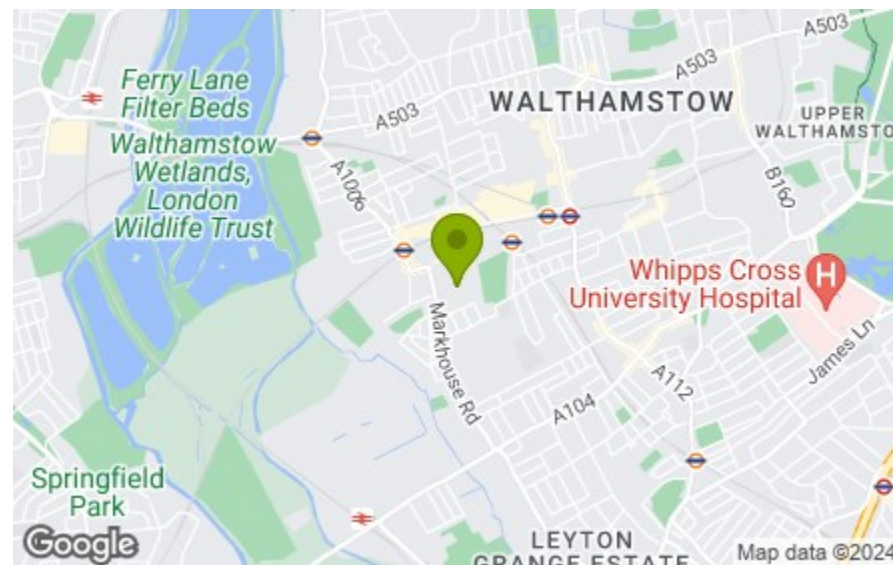


Features:

- First Floor Apartment
- Victorian Purpose Built
- Two Bedroom
- 50 Foot Private Garden
- Short Walk to Walthamstow Central and Queens Road Station
- Permit Parking Available
- EPC Rating C
- Council Tax Band B
- Holding Deposit: equivalent to one week's rent capped at £400

A smartly finished, bright and stylish two bedroom apartment on the first floor of a polished Victorian terrace just a short walk from Walthamstow Central. You have a dedicated front door, private section of rear garden overlooked by a balcony, and a generous open plan kitchen/reception room.

Fancy a stroll? Walthamstow Wetlands is just a twenty minute walk. At 500 acres of wild blue and green space, it's London's largest nature reserve, free to enter all year round and packed with activities for all ages.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

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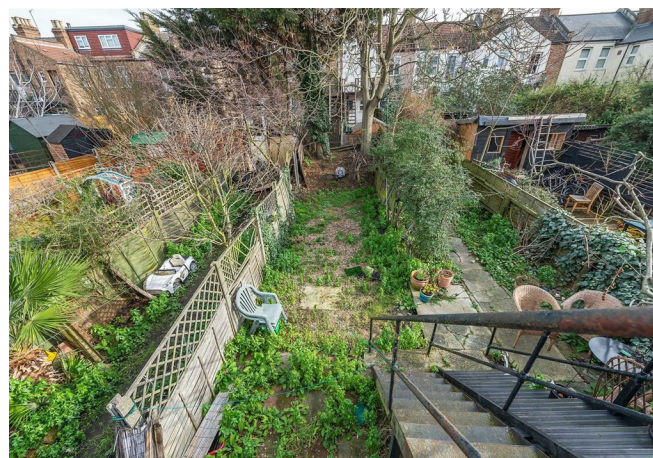
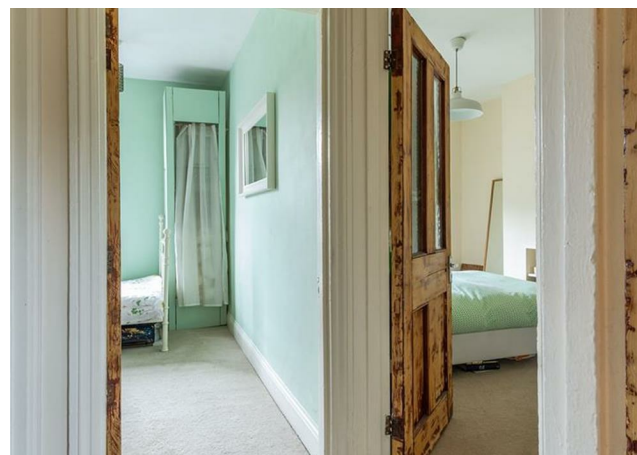
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IF YOU LIVED HERE...

You'll be welcoming friends and family alike into your 200 square foot lounge/kitchen. Blessed with plenty of light and a pleasant garden view, it's a wonderful space for hosting. Underfoot you have wood effect laminate while the kitchen end has attractive pastel splashbacks and white fitted cabinets.

Elsewhere, both bedrooms are solid doubles with the master coming in at an impressive 130 square feet. The bathroom's a pleasant, pristine affair in white, while to the rear your balcony leads onto a set of external stairs

for access to your fifty foot long private rear garden, flanked by timber fencing and screening greenery. Some green fingered TLC out here will work wonders.

Outside, Walthamstow Central station is just a shade over a half mile on foot, and will get you directly to Oxford Circus and Liverpool Street in just twenty minutes, putting the West End and The City within easy reach. Next door to the station you have the Walthamstow Mall's huge range of shops and the Empire Cinema entertainment complex, nine screens plus half a dozen on site restaurants; all you need for a great night out.



WHAT ELSE?

- The peaceful, part pedestrianised streets of Walthamstow Village are well worth the twenty minute walk; they're home to some of the finest independent restaurants, bars and gastropubs for miles around.
- Current or prospective parents will be pleased to know that you have twenty two primary/secondary schools in a one mile radius, all rated 'Good' or better by Ofsted.
- The garden is perfect for those with green fingers! It boasts 3 kinds of roses and 6 trees, including cherry, plum, pear and sicilian citrus! There is also a handy shed with tools for maintenance.

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