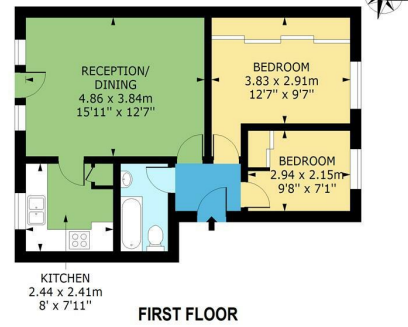


Merchants Lodge, E17



Approx. Gross Internal Area 554 Sq Ft - 51.47 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 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. www.ipaplus.com

Reception / Dining
15'11" x 12'7"

Kitchen
8'0" x 7'10"

Bathroom

Bedroom
12'6" x 9'6"

Bedroom
9'7" x 7'0"



WESTBURY ROAD, WALTHAMSTOW

£1,650 Per Calendar Month

2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Large Lounge
- Central Location
- Laminate Floors
- Double Glazed Window
- Communal Gardens
- Council Tax Band C
- EPC Rating C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A beautifully bright and surprisingly spacious two bedroom apartment on the first floor of a modest, contemporary development among pleasant communal grounds mere moments from the very heart of Walthamstow, with our excellent transport links, shopping facilities and nightlife within easy reach.

You have off street parking and drivers can be on the North Circular in around ten minutes.



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			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	80
EU Directive 2002/91/EC			

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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0203 397 9797



IF YOU LIVED HERE...

You'll be right in the heart of things – Walthamstow Central Station, with its direct, twenty minute runs to Oxford Circus and Liverpool Street is just five minutes' walk away. The Empire Cinema entertainment complex, with nine screens and half a dozen adjacent restaurants is closer still and Walthamstow High Street – the longest in Europe and recently enlivened by the curated Sunday Social stalls – is right on your doorstep.

Inside, your main reception room comes with an impressive 180 square feet. Smart laminate floors and direct access to the kitchen.

Your first bedroom's a substantial double of 150 square feet, while bedroom two's a solid single, both with more hardwood style floors and plenty of natural light. Finally, your bathroom's a gleamingly pristine affair in white, with a power shower.



WHAT ELSE?

- For your new local we have to recommend The Chequers. A fine gastropub, local institution and personal favourite, it's less than a five minute walk.
- London's largest nature reserve, the 500 acre Walthamstow Wetlands, is a twenty minute stroll. Free to enter all year round, it's packed with things to see and do.
- The peaceful, leafy streets of Walthamstow Village are a shade over a half mile on foot, for some of the best bars, restaurants and gastropubs for miles around.

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