



Total Area: 55.9 m<sup>2</sup> ... 601 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating	
	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	79
	64
	EU Directive 2002/91/EC

## MELVILLE ROAD, WALTHAMSTOW

£1,550 Per Calendar Month  
 2 Bed Apartment - Conversion



### Features:

- Two Bedrooms
- Large First Floor Flat
- Newly Decorated
- Available Now
- On Street Permit Parking
- Part Furnished
- Council Tax Rating B
- EPC Rating D
- Holding Deposit: equivalent to one week's rent capped at £400

A freshly decorated, first floor two bedroom apartment just off our main thoroughfare of Hoe Street, with its huge range of independent shops, bars, cafes and gastropubs right on your doorstep. You have a truly gargantuan, secluded courtyard to the rear.

Local schools are exceptional, you have five 'Outstanding' establishments within a one mile radius, including the Hillyfield Primary Academy, just a few steps down the road.

REQUEST A VIEWING  
 0203 397 9797

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

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
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**IF YOU LIVED HERE...**

You'll be enjoying some exceptionally generous room sizes in this impressive Victorian conversion – your front lounge alone is over 180 square feet.

Both bedrooms are a good size too; with the high ceilings of the period. The property has been freshly painted throughout giving it that box fresh feel.

Our main thoroughfare of Hoe Street is less than five minutes away on foot. Here you'll find a great

choice of independent cafes, bars and gastropubs. The brunches in the SoDo Pizza Cafe are to die for, Mirth, Marvel & Maude is great on a Saturday night and Ye Olde Rose & Crown Theatre Pub has a great programme of live entertainment – you can find surprisingly big names trying out new material.



**WHAT ELSE?**

Walthamstow Central is just a half mile on foot, and will get you directly to Oxford Circus and Liverpool Street in twenty minutes.

**REQUEST A VIEWING**  
0203 397 9797

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