

## EDWARD ROAD, WALTHAMSTOW

£1,695 Per Calendar Month  
 1 Bed Flat



| 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                             |  | 67      | 75        |
| EU Directive 2002/91/EC                     |  |         |           |

### Features:

- Immaculately Presented
- Large One Bedroom
- Ground Floor Apartment
- Large Garden
- Original Features
- On Street Permit Parking
- Council Tax Band B
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

Immaculate and stylish one bedroom apartment in the Coppermill Lane area of Walthamstow. The location here is really something special, opposite the lushious Lea Valley playing fields and on the fringe of Walthamstow Wetlands. With easy access to St James St station for overground services into London Liverpool St or Blackhorse Rd for Victoria Line into the West End this is a wonderful spot to enjoy all that the Borough has to offer. This gorgeous apartment with its own section of garden will particularly appeal to singles and couples, and would make an excellent home to enjoy.

REQUEST A VIEWING  
 0203 397 9797

**E11, E7, E12 & E15**  
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**E4 & N17**  
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 0203 369 6444

**E17 & E10**  
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**E18 & IG8**  
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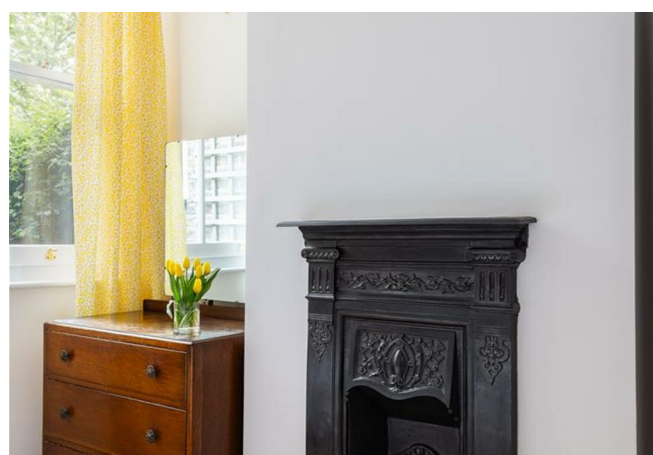
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#### IF YOU LIVED HERE....

These Warner Conversion properties have an enduring popularity due in part to their large windows, high ceilings, private entrances, long sociable gardens and bay fronted lounges. Add to that the welcoming and strong sense of community in the area, making this a very coveted place to be. Step inside your new home and you'll be struck by the stylish decor; in your living room the wooden flooring underfoot compliments the white walls to create a serene atmosphere. The integrated shelving in here ensures you have space to store your belongings and a home for your plants. The large double bedroom is light and bright with fitted wardrobes, nested to the rear of the apartment ensuring the room is quiet and calm. You are going to love the super stylish kitchen diner, with light coloured units and wooden countertops you also have an integrated oven and hob. You access your long garden from here, which creates a lovely harmony between the outdoor and indoor spaces. The apartment

is completed by a characteristically stylish bathroom, with wood effect flooring.

You're in a very popular spot here, steps from Walthamstow Wetlands, a 211 hectare nature reserve and community space that hosts regular talks and activities. As mentioned you're less than half a mile away from the St James and Blackhorse Rd communities; both have a multitude of shops, restaurants and bars to explore. We recommend heading to SlowBurn, a 15 min walk from your door serving delicious slow cooked meats and impressive vegetarian and vegan food in a working atelier.



#### WHAT ELSE?

- You'll love your new local the Coppermill Pub, an institution with locals for its summer bbq's in the large beer garden and ever popular due to the location on the edge of the marshes you're sure of a warm welcome and a cold beer.
- You are a short stroll from the network of local taprooms and breweries dubbed 'The Blackhorse Beer Mile'. With multiple Taprooms, there is also a vibrant programme of comedy and live music around here as well as food choices to suit all tastes.
- This is the perfect spot to hop on your bike and explore! With easy access to Hackney, follow the river to Victoria Park heading south, or head East to Epping Forest - the possibilities are endless!

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