

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		68	75
EU Directive 2002/91/EC			

## HURST ROAD, WALTHAMSTOW

£1,650 Per Month  
 1 Bed Apartment - Conversion



### Features:

- Beautifully Presented
- Stripped Wooden Floors
- Bright & Airy
- Huge Private Garden
- Close To Walthamstow Central
- On Street Permit Parking
- Council Tax Band B
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A beautifully bright and characterful one bedroom apartment, brimming with vintage style and full of natural light. It's all sat on the ground floor of a classic period conversion just moments from Hoe Street, Lloyd Park and the award-winning independent establishments of Walthamstow Village.

You have a lush private garden to the rear; a lengthy, thriving lawn flanked by screening greenery and with a handy patio perfect for al fresco dining.

REQUEST A VIEWING  
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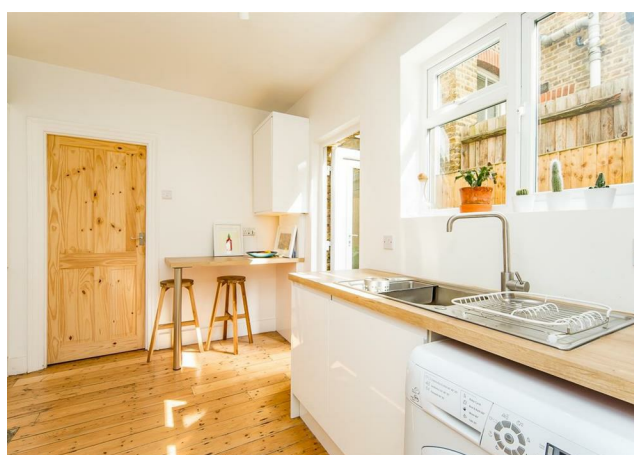
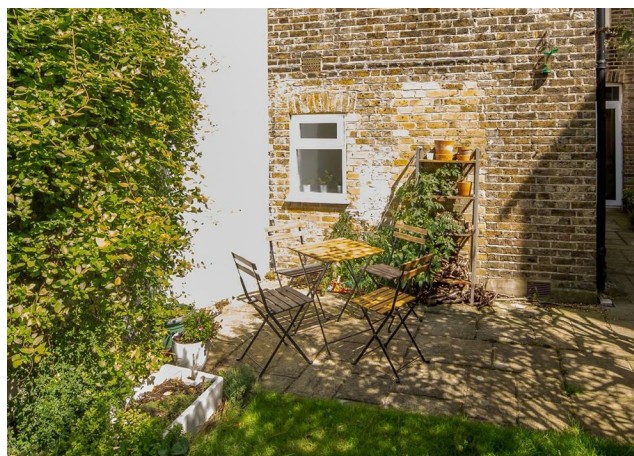
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#### IF YOU LIVED HERE

You'll be stretching out with friends and family in your 200 square foot front reception, bright and pristine with spotless white walls and floods of light from the large bay window. A handsome ebony hearth and mantel serves as an immaculate centre piece while lovingly preserved original timber floorboards run underfoot.

To the rear and your bedroom's every bit as bright and flawless, with patio doors leading out to your garden, more of that gorgeous vintage timber underfoot and a second ebony hearth and mantel. Elsewhere, your kitchen's decked in seamlessly sleek white fitted cabinets and timber worktops,

while your bathroom's simply pristine, with metro tiles running from floor to ceiling.

Outside and the peaceful, pedestrianised streets of Walthamstow Village are right on your doorstep - it's barely half a mile from your front door to the very heart of the place. Here you'll find an enviable range of independent bars, restaurants and gastropubs catering to every mood, taste and occasion. Highlights are too numerous to mention but you owe it to yourself to try the hot wings at Eat 17, the sumptuous Sunday Roasts at The Queen's Arms and the artisanal gins at Mother's Ruin.



#### WHAT ELSE?

- Walthamstow Central station is a commuter's delight, only a half mile away on foot it'll get you directly to Oxford Circus in just twenty minutes, and since we're at the top of the Victoria line you'll always get a seat. Heading to The City? You can also get directly to Liverpool Street in twenty minutes via the overground.
- Whatever your health and fitness goals, Waltham Forest Feelgood Centre has you covered, with a huge array of facilities from pools, to a gym, climbing wall, trampoline park and more. It's just seven minutes walk.
- The landscaped gardens and open green spaces of Lloyd Park are less than a half mile on foot, perfect for morning jogs and evening strolls and home to cafes, courts and a huge variety of sports clubs and classes.

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