

Ground Floor

Total Area: 44.2 m<sup>2</sup> ... 476 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Reception Room  
10'0" x 17'8"

Kitchen  
6'4" x 9'10"

Bathroom

Bedroom  
9'11" x 12'4"



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		74	77
		EU Directive 2002/91/EC	



## PROSPECT HILL, WALTHAMSTOW

£1,395 Per Calendar Month  
 1 Bed Apartment - Purpose Built



### Features:

- Stylish Ground Floor Flat
- 10 Minutes To The Station
- Separate Reception
- Double Bedroom
- Three Piece Bathroom
- On Street Permit Parking
- Council Tax Band B
- EPC Rating C
- Holding Deposit: equivalent to one week's rent capped at £400

A bright, smartly finished one bedroom apartment on the ground floor of a handsome purpose built block just moments from our highly sought after neighbourhood of Walthamstow Village, one of East London's most popular destinations. Design & Decor is pristine, with a generous open plan lounge/kitchen.

Ideal for a professional couple.

REQUEST A VIEWING  
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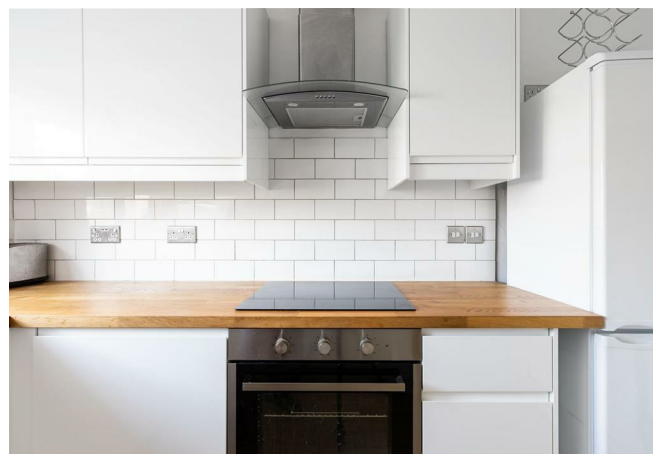
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#### IF YOU LIVED HERE

You'll be less than a half mile on foot from the peaceful, leafy environs of The Village, these part-pedestrianised streets are home to a huge array of independent bars, restaurants and gastropubs. From the lovably eccentric environs of The Nag's Head, to the cocktail cool of Eat17, the fine wines at In Vino Veritas, sumptuous Sunday Roasts at The Queen's Head and much, much more, it's a wonderful spot to have on your doorstep.

Inside, Design & Decor is bright and pristine throughout, your spacious reception comes in at around 178 square feet, with flawless blonde engineered hardwood underfoot and plenty of light from the large bay window and its leafy green vista. Your kitchen has a boxfresh suite of fitted white cabinets, with an on trend metro tile backsplash and timber-effect countertops.

The kitchen's completed by a full complement of integrated appliances, while your breathtaking bathroom's sumptuously finished in eye catching vintage designer floor tiling and metro tiles on the walls. Your bedroom, a substantial

125 square foot double with more of that gorgeous blonde flooring, fitted storage and views over the grounds.

#### WHAT ELSE?

- The Village is a wonderful neighbourhood to be a part of, but don't overlook the charms of nearby Wood Street, it's just as close and home to its own range of cafes and shops, plus a thriving vintage market, and Wood Street station will get you directly to Liverpool Street in just twenty minutes.

- There's yet another Walthamstow gem just around the corner, the landscaped gardens and open green spaces of Lloyd Park are just a half mile on foot. Perfect for morning jogs and evening strolls.

- Heading to the West End? Walthamstow Central station is just a half mile walk and will get you directly to Oxford Circus in twenty minutes.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

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