

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		EU Directive 2002/91/EC	



## CARR ROAD, WALTHAMSTOW

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



### Features:

- Ground Floor Apartment
- Lloyd Park Location
- Share Of Rear Garden
- Unfurnished
- Available June
- On Street Permit Parking Available
- Council Tax Band B
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A recently renovated, pristinely finished one bedroom ground floor apartment in our ever popular Warner style, with a wealth of vintage style, your own front door and private section of rear garden. It's all enviably situated on the Lloyd Park borders, with Hoe Street just a half mile on foot.

Ideal for a professional couple, this apartment is available in June

REQUEST A VIEWING  
 0203 397 9797

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 0203 397 2222

**E4 & N17**  
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**E8, E9, E5, N16, E3 & E2**  
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 0208 520 3077

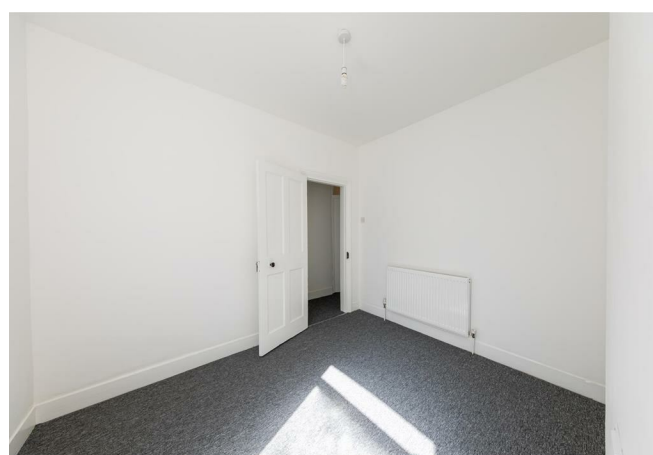
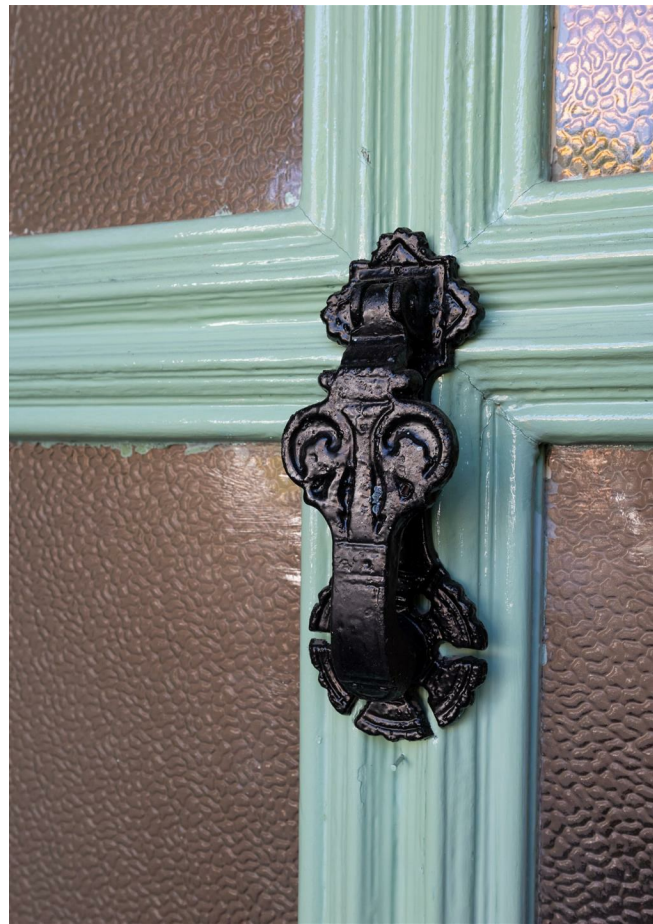
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### IF YOU LIVED HERE...

You'll be enjoying all the benefits of the classic Warner design, from the handsome brick frontage, to the vintage ironwork in the private front door, to the ingenious layout without an inch of wasted space. Your front lounge comes in at a generous 150 square feet, all bathed in natural light thanks to the large bay window.

Your master bedroom's a substantial double of ninety square feet, with a pleasant leafy garden

view. Design & Decor is smart and classic throughout, with your gleamingly boxfresh kitchen in particular being a real highlight, with sleek metro tile splashbacks, grey engineered hardwood underfoot and stainless steel appliances.

and landscaped gardens are home to babbling brooks, cafes, courts, an outdoor gym and all manner of sports clubs and classes. That's not all, Lloyd Park also hosts regular big ticket events like the Walthamstow Garden Party and a weekly food market that's great for fresh produce and artisanal foodstuffs.



### WHAT ELSE?

- Take a brief stroll down Hoe Street and you come to Walthamstow Central, for direct, twenty minute runs to Liverpool Street and Oxford Circus.
- Our main thoroughfare of Hoe Street is just a leafy half mile stroll away, here you'll find a fine range of independent bars, restaurants and gastropubs, from the to-die-for brunches at SoDo Pizza Cafes to the craft ales and live entertainment at Ye Olde Rose & Crown Theatre Pub (where you can sometimes catch surprisingly big names trying out new material).
- The pride of Walthamstow's gastropub fleet, The Bell, is just a brief stroll from your front door. Bright, spacious and with a lovely beer garden here you'll find a menu as delicious as the staff are friendly.

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