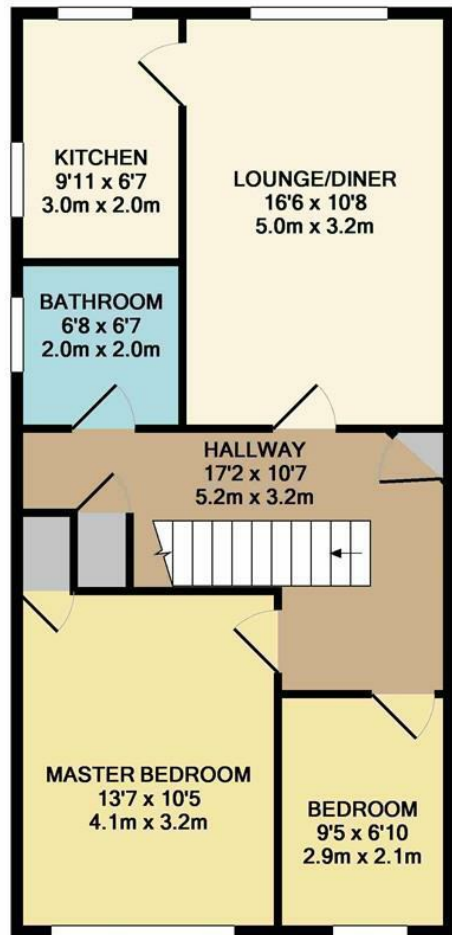




ENTRANCE FLOOR
 APPROX. FLOOR
 AREA 43 SQ.FT.
 (4.0 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 630 SQ.FT.
 (58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	54
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Blackhorse Lane, Walthamstow
£1,650 Per Calendar Month
2 bed, Apartment - Purpose Built



→ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

→ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

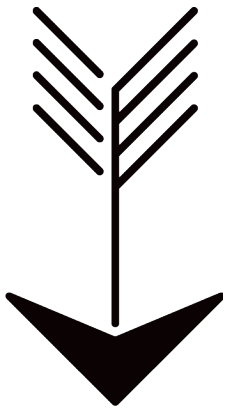
→ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 f i t @stowbrothers



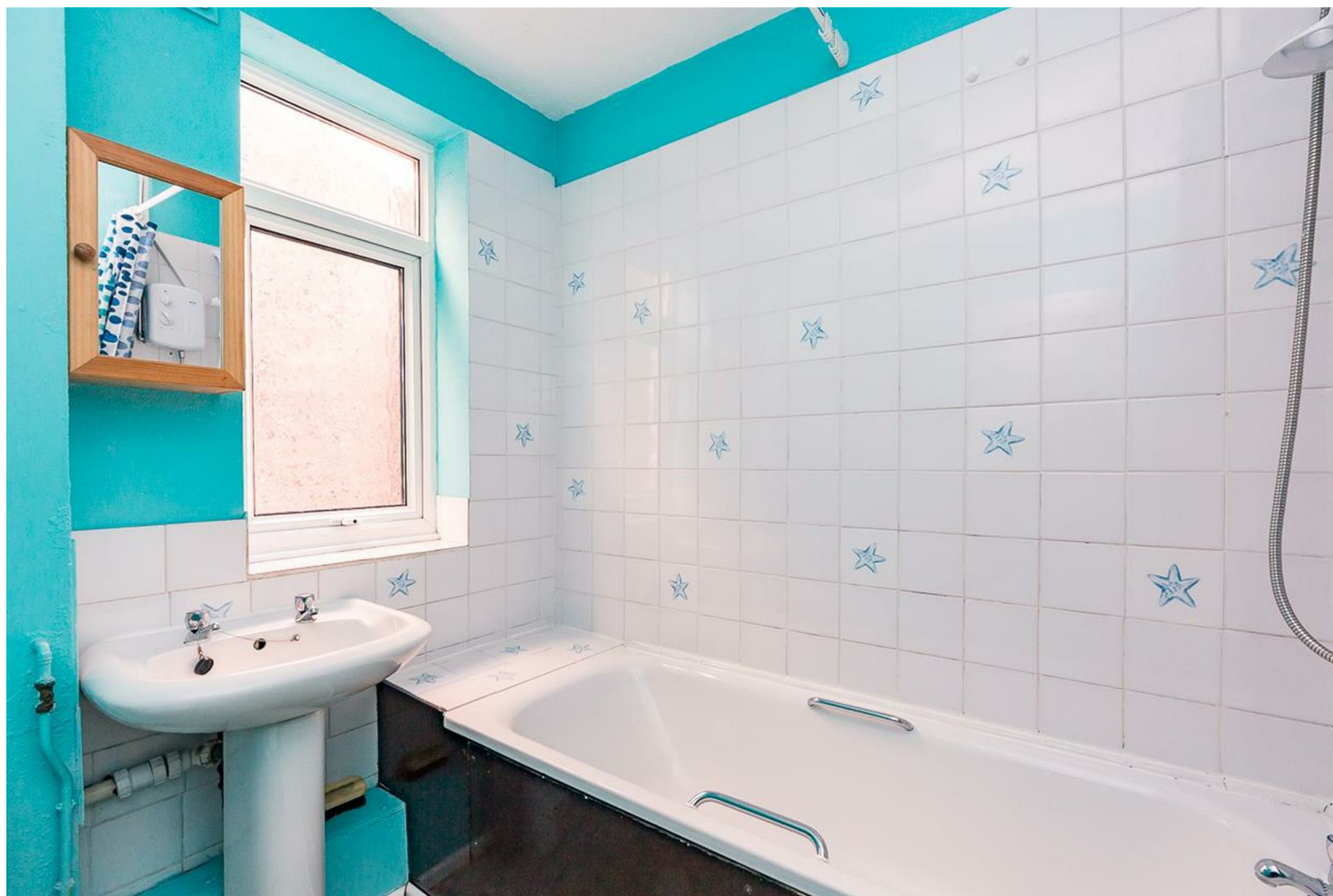
Features

- Two Bedroom Flat
- Available Mid-September
- Private Section Of Garden
- Short Walk To Blackhorse Road Station
- Close To Walthamstow Marshes
- Private Parking
- EPC Rating E
- Council Tax Band C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400
- Security Deposit: Equivalent to 5 Weeks' Rent of the Agreed Rent



WHAT ELSE?

- You're well served for local schools, there are eighteen primary/secondaries within a one mile radius, all rated 'Good' or better by Ofsted and including the 'Outstanding' Eden Girls' School.
- Blackhorse Road tube is just over a half mile on foot, and will get you directly to Oxford Circus in twenty minutes via the Victoria Line.
- For your new local we'd recommend the newly-opened Lockwood Tap Room (part of the Wildcard Brewery) it's just one minute around the corner and offers freshly-kegged beer, live music, pop up cinema nights and a vegan market.





➤➤ IF YOU LIVED HERE

You'll be enjoying a perfect blend of country and urban living; Higham Hill is blessed with plenty of green open space, not only do you have Walthamstow Wetlands on your doorstep but Higham Hill Park is just a four minute stroll away.

Inside, the lounge/diner comes in at a huge 180 square feet. Your master bedroom's a very generous double of over 140 square feet, while bedroom two is a cream-walled single. Both are blessed with incredibly tranquil leafy views; an ideal place for a blissful night's sleep.

The shops, cafes and pubs of Higham Hill Village are also within easy reach. Be sure to check out The Warrant Officer, a great little local two streets away (with a jukebox) serving up mouth-watering Sunday roasts, not to mention Blackhorse Workshop - a cafe, creative space and community hub that's fast becoming a local institution, just six minutes on foot.

