

Total Area: 59.5 m² ... 641 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROSPECT HILL, WALTHAMSTOW

£2,150 Per Calendar Month
 2 Bed House



Features:

- SHORT LET
- Available for 1 to 6 Months
- Available from November
- Two Bedrooms
- Stone's Throw Away from Walthamstow Central
- Impeccable Finish

Available exclusively for Short Let, a stylish and spacious two bedroom home, stylishly spread over two immaculately finished storeys. Ideally located right in the beating heart of our borough, you have the very best Walthamstow has to offer within easy walking distance.

You're surrounded by gorgeous green spaces, 'Outstanding' schools, decadent dining and drinking options and just a ten minute walk away is Wood Street station, that will whisk you to Liverpool Street in just over twenty minutes.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

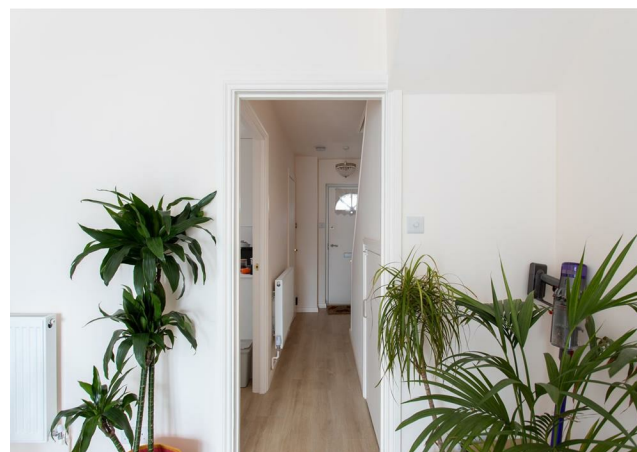
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Step inside for a bright and airy hallway, with honey hued engineered wood flooring throughout, leading you to your pristine, crisp and white 180 square foot reception room. It's the perfect place for entertaining and large enough to host both a family dining table and a sofa area for dinner parties and movie nights alike. Your stylish social space opens out to your balcony, flooding everything with natural light.

Head into your immaculate kitchen, lit by recessed spotlights highlighting your pristine shaker style cabinets, topped with stylish gold fixtures and opulent gold toned mixer tap atop your sink, below a large feature window. A stretch of sparkling white worktops hold plenty of space for your integrated appliances. Upstairs you'll find your family bathroom with a deep tub to soak the cares of the day away. Your first bedroom is 140 square feet, a sizeable sanctuary, while bedroom two totals 100 square foot

and would make a handsome child's bedroom, showstopping guest room or a spacious home office.

You're perfectly placed to explore the best our borough has to offer with many of the cultural, dining and drinking delights of our area easily accessible on foot. The decadent drinking venue of Mother's Ruin Gin Palace and the neon wonderland of God's Own Junkyard are just a ten minute stroll away. Ten minutes in the opposite direction are the picturesque streets of Walthamstow Village and the independent restaurants, delis and boutiques of the pretty pedestrianised Orford Road. Six minutes away on foot is the Vestry House Museum, soon to be reopened as part of a seventeen million pound investment into a cultural quarter, just moments from your home.



WHAT ELSE?

- As well as Wood Street Station you also have Walthamstow Central Station nearby. Half a mile away on foot or a five minute cycle, the Victoria Line will speed you to Oxford Circus in just twenty minutes.
- Parents will be pleased by the amazing array of Ofsted rated 'Outstanding' schools within a mile. Your nearest 'Outstanding' rated Primary school is the Woodside Academy, just a ten minute walk away. The locally loved 'Outstanding' rated Church Hill Nursery is just a seven minute stroll away.
- For stretching out on a sunny day you have the lush landscaped Lloyd Park just fifteen minutes away on foot. Here you will also find the wonderful William Morris Gallery, where you can explore works by one of our most famous residents or attend exhibitions by captivating contemporary artists.

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0203 397 9797

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