

TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 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.
Made with Metropix ©2018.

Bedroom
13'1" x 12'9"

Lounge
12'1" x 10'5"

Bedroom
12'1" x 9'2"

Kitchen
7'2" x 6'10"

Bathroom
6'10" x 4'3"

Garden
38'0" x 11'9"



HOVE AVENUE, WALTHAMSTOW
£1,795 Per Calendar Month
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Ground Floor Flat
- Own Rear Garden
- Close to Transport Links
- Part Furnished
- Available May

A smart and bright ground floor two bedroom apartment reminiscent of our trademark Warner properties, with a dedicated front door and section of rear garden. The High Street is just five minutes walk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-60) C		
(55-58) D		
(51-54) E		
(47-49) F		
(45-46) G		
Not energy efficient - higher running costs		
(1-20)		
England & Wales		EU Directive 2002/91/EC

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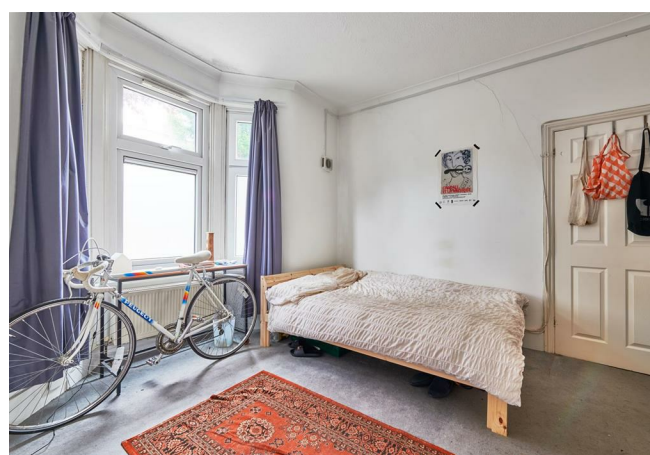
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0203 397 9797



Walthamstow High Street, home to a huge variety of shops, supermarkets, cafes and gastropubs is less than a half mile away on foot for all your day to day needs. Here's also where you'll find Europe's longest street market – great for fresh produce. Just as close by is St James Street overground station, for direct twenty minute runs to Liverpool Street.



WHAT ELSE?

- Next door to the station is our latest social hub of CRATE St James, bursting with independent entrepreneurs from craft breweries to burger bars.
- Current or prospective parents will be pleased to know that you have twenty two primary/secondary schools, all rated 'Good or 'Outstanding' less than a mile away on foot.
- You've a wealth of Walthamstow's superb wining and ding establishments within easy reach, but be sure to check out supperclub.tube in the basement of the Pumphouse Museum, where you can enjoy superb Latin American cuisine in a decommissioned tube carriage.

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