

Coppermills

2 bedroom Apartment

Old Brewery Way, London, E17

Offers in excess of £510,000 Leasehold



A stunning and spacious two-bedroom, two-bathroom apartment, situated on the fourth floor of an impressive new development, located in the heart of the St James Street area of Walthamstow.

This apartment is well apportioned. Both double bedrooms are good sizes and are light and airy, the master bedroom has an ensuite bathroom. The kitchen/lounge area is open plan and generous in size and leads on to a balcony overlooking the central way of the development. The current owners have zoned the space into defined areas to relax, eat and entertain.

The kitchen has fully integrated appliances and the whole space enjoys abundant natural light from the large balcony. Furthermore, there is a second three-piece shower room handy for when guests are staying. The building benefits from a concierge service, two communal bike storage rooms, and a large communal roof terrace. This apartment is being sold on a long leasehold basis. Service Charges circa £2800 per annum, Ground rent £400. LB Waltham forest council tax band C

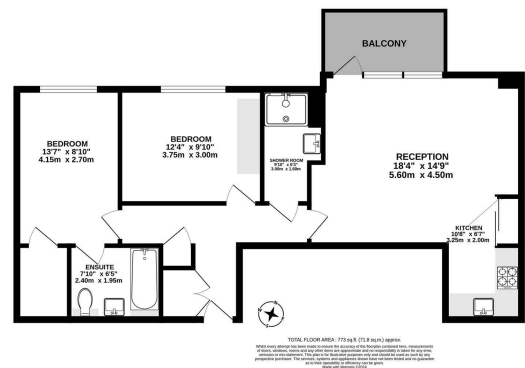
Unexpired lease term 245 years

For details of the leasehold, including the length of lease, annual service charge and ground rent, parking and wheel chair access, easements rights and restrictions (help to buy scheme property), utilities please contact the agent

To view this property
info@coppermills.co.uk
020 8509 9170

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The building benefits from a concierge service, two communal bike storage rooms, and a large communal roof terrace. This apartment is being sold on a long leasehold basis. Well situated for those who enjoy outdoor spaces, as it is walking distance to the Walthamstow Wetlands, a short journey into Epping Forest and there are some excellent cycle routes connecting you to central London along the canals. Planning approval for development of apartments at the St James street surgery please ask us if you require more details, apartment is not facing the area where works will take place.



EPC details

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| 92-91% A | | 92-91% A | |
| 85-81% B | 86 | 85-81% B | |
| 69-80% C | | 69-80% C | |
| 55-68% D | | 55-68% D | |
| 39-54% E | | 39-54% E | |
| 21-38% F | | 21-38% F | |
| 1-20% G | | 1-20% G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



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