Backfords Bigs Bigs Waltham William Morris Gallery Walthamstow Whipps Cross University Hospital Walthamstow Waltha

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Ε

				T	Current	Potenti
Very energy efficier	it - lower run	ning cos	ts			
(92 plus) A						
(81-91)	3					78
(69-80)	C					00
(55-68)	D)				
(39-54)		E		1	43	
(21-38)			F			
(1-20)			G			
Not energy efficient	- higher run	ning cos	ts			





Prospect Hill, E17

Approximate Gross internal Floor Area : 45.15 sq m / 486 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

| Ipaplus.com | Date: 17/3/2025

william rose









25, Powell Court Prospect Hill, London, E17 3EN

Offers Over £325,000

- Two bedroom apartment
- Spacious living
- New Lease on Completion
- Vibrant local amenities
- Close to Walthamstow Village

- Modern fitted kitchen
- Stylish Bathroom
- Excellent transport links
- Move-in ready
- Secure entry system

Powell Court Prospect Hill, London E17 3EN

This apartment presents a wonderful opportunity for those looking to embrace urban living while enjoying the charm of a close-knit community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress with its appealing features and prime location.









Council Tax Band: B







Stunning Two-Bedroom Flat in the Heart of Walthamstow

Nestled on the sought-after Prospect Hill, this immaculate two-bedroom purpose-built flat offers the perfect blend of modern living and urban convenience. Boasting a bright and airy interior, this beautifully maintained home features a spacious open-plan living and dining area, ideal for both relaxing and entertaining.

The contemporary kitchen is fully fitted with sleek cabinetry and integrated appliances, while the two well-proportioned bedrooms provide comfortable, tranquil retreats. A stylish bathroom completes the home, designed with quality fixtures and a crisp, modern finish.

Perfectly positioned between Walthamstow Central Station and Wood Street, residents benefit from excellent transport links, vibrant local amenities, and the ever-popular Walthamstow Village in short walking distance, renowned for its charming cafes and restaurants, boutique shops, and green spaces.

With its pristine condition, prime location, and move-in-ready appeal, this exceptional flat is perfect for first-time buyers, professionals, or investors alike.

The property will have a new extended lease of 178 years on completion.