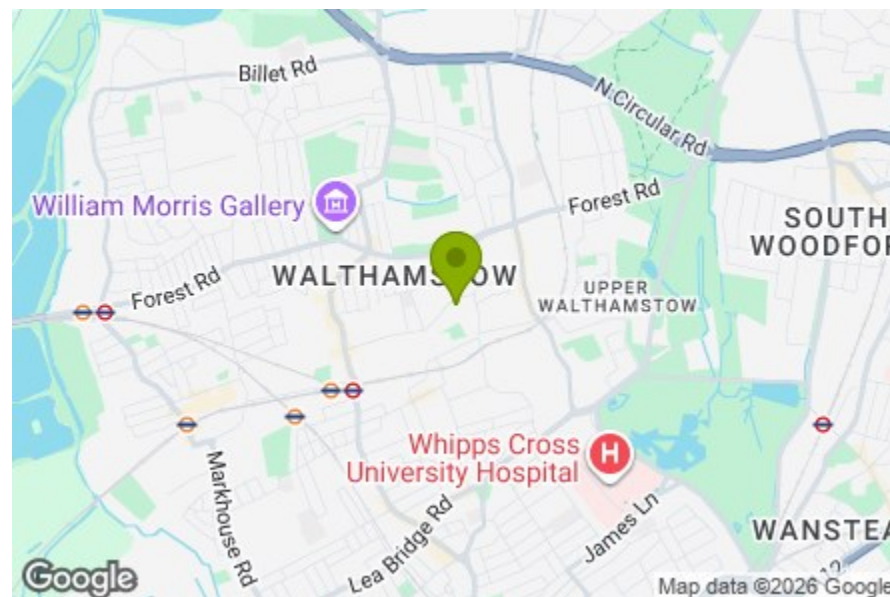


Hallway  
Lounge  
18'0" x 10'2"  
Kitchen  
10'2" x 9'6"  
Bedroom  
12'1" x 9'2"  
Bathroom  
6'10" x 6'2"

TOTAL APPROX. FLOOR AREA 453 SQ.FT. (42.1 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## PROSPECT HILL, WALTHAMSTOW

Offers In Excess Of £280,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom
- Purpose Built Apartment
- Long Lease
- Well Presented
- Walking Distance to Walthamstow Central Station
- Close to Walthamstow Village

A sleek and spacious one bedroom apartment in a modest development with communal gardens, a stone's throw from Walthamstow Village. Getting around is a cinch too, both Walthamstow Central and Wood Street stations are approximately a ten minute walk away.

The chiming bells of St Mary's Church (a religious site for 800 years) will soon be your soothing soundtrack. Beyond the church is Walthamstow Village itself with its huge choice of places to eat, drink and shop.

REQUEST A VIEWING  
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0203 397 2222

**E4 & N17**  
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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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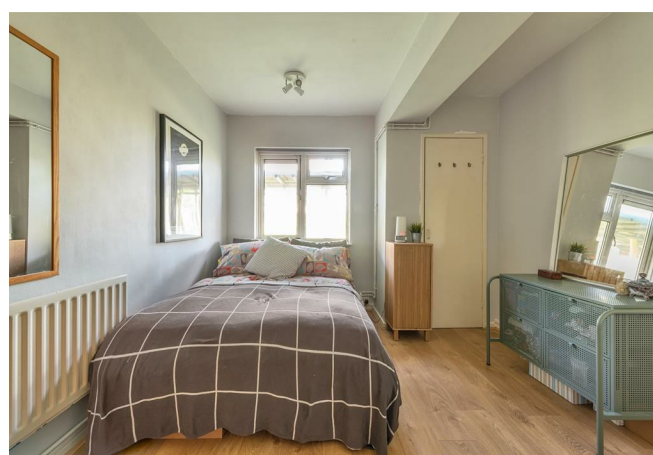
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**IF YOU LIVED HERE...**

You'll be dining and reclining in your sizeable 180 square foot lounge/diner with a bay window looking out over your landscaped gardens, sleekly engineered hardwood underfoot and plenty of room for home-working. Next door and your kitchen comes with a contemporary white suite of cabinets, a matching tiled backsplash and open shelving.

Continue through and the bathroom's decked out in floor to ceiling white tiles and comes with a shower over the tub and a triple set of casement windows ushering in heaps of natural light. Your bedroom's a generous double of over 110 square feet with tranquil grey walls plus built-in storage, and lastly there's a secure entryphone system in the hallway.

Outside and not only is your leafy street handy for all the amenities central Walthamstow has to offer, you're also just a ten minute stroll from the buzzing neighbourhood of Wood Street, where there's a thriving indoor vintage market. Try Wood Street

bakery for delicious coffee and cinnamon rolls that are out of this world. If you've a hankering for nature then Lloyd Park's open green spaces and landscaped gardens are eleven minutes' walk. It's got quite a history, being the site of several 1950s speeches by your street's namesake, former Prime Minister Clement Attlee.

**WHAT ELSE?**

- We've no hesitation in recommending the legendary Nags Head as your new local. It's a one-of-a-kind pub with the best beer garden in the area, friendly cats and superlative pizza.
- A long lease means you can rest easy knowing you'll have no renewal worries.
- Drivers can be on the North Circular in five minutes. Alternatively hop onto the 212 bus route right outside to be sped to Walthamstow Central station and St James Street (for bustling CRATE St James) in mere minutes.



**A WORD FROM THE OWNER...**

"In the past six years I've loved my time in Attlee Terrace. The flat is situated in a truly unique spot - you're close to the station, bustling high street and iconic Walthamstow Village with no shortage of independent shops, breweries, pubs and restaurants. Close by is Fellowship square and near it Lloyd Park, which are both perfect for a walk or exercise. The area is bustling with events for locals with Soho Theatre opening its doors. It has a great sense of community, with a lovely welcoming set of neighbours and a gardening group. I'm sure the next owners will enjoy the flat and area as much as I have. "

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