

Total Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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		
(41-50) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



11 SELBOURNE ROAD, WALTHAMSTOW  
£1,722  
0 Bed Flat



Features:

- Selection Of One and Two Bedroom Apartments
- Designed To An Impeccable Standard
- Furnished
- On Site 24 Hour Gym
- Yoga Studio
- Concierge
- On Site Maintenance Team
- Co-Working Spaces
- Roof Terraces
- Studio Apartment

THIS RENTAL PRICE IS BASED ON THE AVERAGE RENT PER MONTH PAYABLE WITH AN 8 WEEK RENT FREE INCENTIVE APPLIED

These exceptional apartments are available as studios, or with one or two bedrooms, and have been beautifully designed with every detail thoughtfully finished for a busy, modern lifestyle.

As well as the stylish interiors, the development has multiple perks, including concierge service, gym, yoga studios and roof terrace complete with gas grills, while the co-work spaces provide a creative energy fitting for this dynamic part of East London. A chef's kitchen is even available for hire.

Beyond, you've got easy access to Walthamstow's top amenities, from award-winning food and drink to top-rated events and attractions. And as it's so close to the tube, you can reach the West End or the City in less than 30 minutes door to door.

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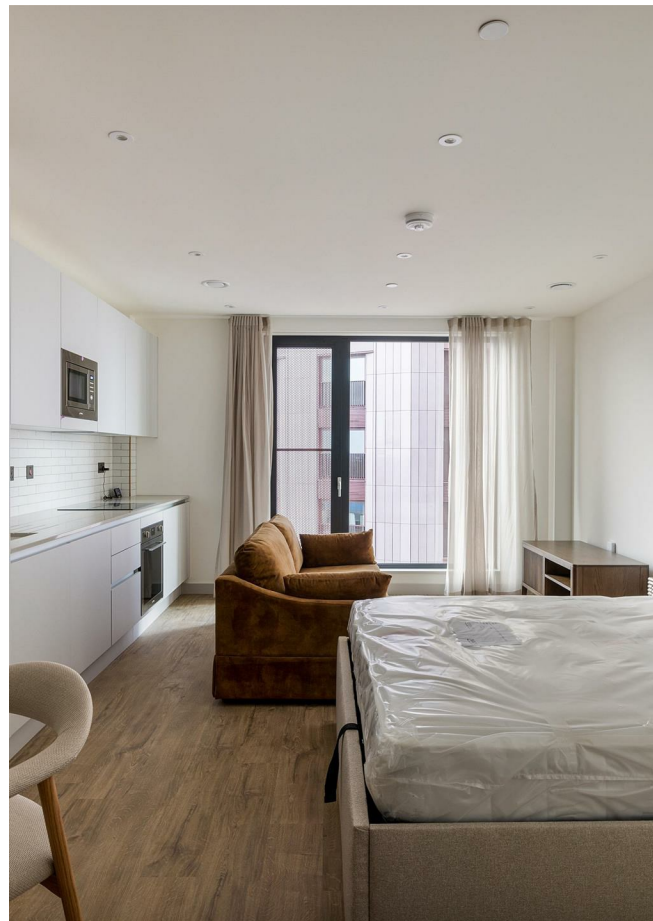
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#### IF YOU LIVED HERE...

Bright and spacious, every aspect of the building has been designed with modern living in mind – not just the apartments themselves, but the communal areas too. From the furniture to the fittings, every detail has been carefully curated to create a flawless, design-led aesthetic.

Inside, you'll find vast windows, which provide optimum natural light and create a fantastic sense of space, something the sweeping floors add to. It'll be a joy to host guests thanks to the fully-equipped kitchen, which feature high spec appliances, sleek units, quality fittings and stylish tiling.

The bedrooms are just as plush as the rest of the building, with more pristine decor, while bathrooms are beautifully designed with stunning fittings.

For a chance to get to know the Eades community, head over to the roof terrace, where you can make use of the gas grills. Other communal amenities include the yoga rooms and commercial-grade chef's kitchen, expertly kitted

out for private events.

Of course, thanks to onsite gym you can get in some workout time without the commute there eating into your (now very active) social life.

The entire development is positioned in an unrivalled spot for exploring the E17 top perks... From the charming restaurants, cafes and gastro pubs of Walthamstow Village to the buzzing energy of Hoe Street, where you'll be spoilt for choice when it comes to dining out or ordering in.

Within a short hop from your building you have some excellent options, including ramen joint Tonkotsu, Signature Brew's burger venture Collab and sourdough specialist Today Bread, which will be your go-to for coffee and delicious baked goods.

Just as close to home, you've got Europe's longest market which runs along Walthamstow High Street, the nine-screen Forest cinema, and the convenient chains found in the 17&Central shopping centre. If you need to escape further afield, Walthamstow Central station is served by both the Victoria line and Weaver Overground, so double the convenience.

#### WHAT ELSE?

- You no longer have to head into the West End for world class entertainment - the Soho Theatre Walthamstow is now officially open, and it's mere moments from your front door.
- Despite all this urban living, you're actually still surrounded by greenery; Lloyd Park is less than ten minutes away, where you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son and a great place for rotating exhibitions.
- Walthamstow Village is just a short stroll away, offering even more food and drink options, such as the Queens Arms pub and E17 store ('London's poshest Spar' according to the Evening Standard).

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